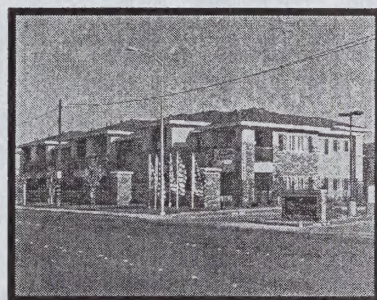


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County of Sutter General Plan 2015

HOUSING ELEMENT



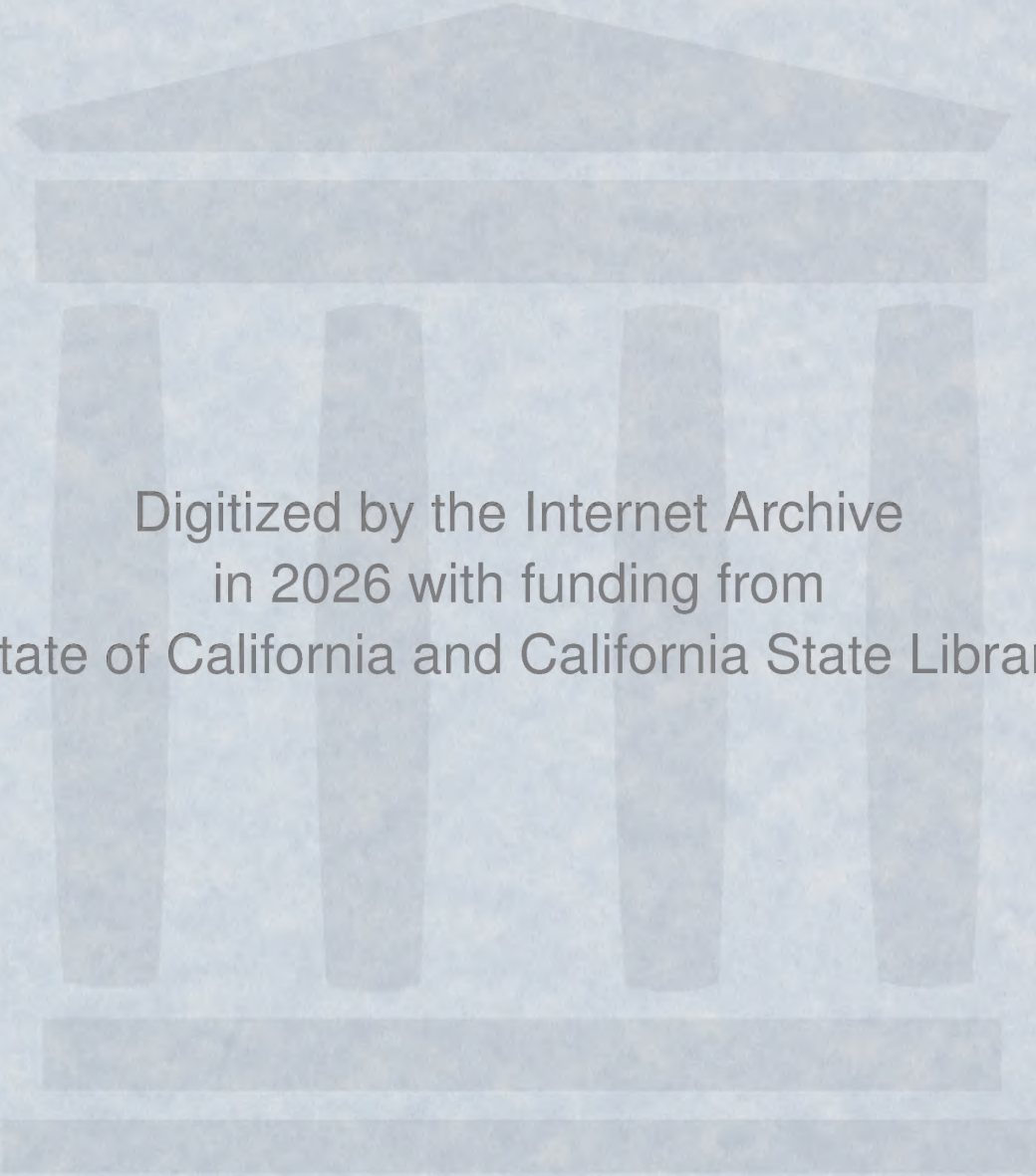
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COUNTY OF SUTTER
Community Services Department
1130 Civic Center Boulevard
Yuba City, CA 95993

For the 2002-2007 Period
Adopted on September 28, 2004
Resolution No. 04-057



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HOUSING ELEMENT

For the 2002-2007 Period
Adopted on September 28, 2004
Resolution No. 04-057

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF SUTTER, STATE OF CALIFORNIA**

**A RESOLUTION OF THE SUTTER COUNTY)
BOARD OF SUPERVISORS ADOPTING AN) RESOLUTION NO. 04-057
AMENDMENT TO THE SUTTER COUNTY)
GENERAL PLAN)**

WHEREAS, on July 2, 2002, the Sutter County Board of Supervisors adopted the County of Sutter General Plan 2015 Housing Element at which time the Board of Supervisors also adopted a Negative Declaration thereon; and

WHEREAS, on August 18, 2004, the Planning Commission held a public hearing on Community Services Department Application #04-025 for a General Plan amendment to make technical revisions to the 2002 - 2007 Housing Element of the General Plan at which time the Planning Commission also considered an addendum to the Negative Declaration adopted on the Housing Element in 2002; and

WHEREAS, upon conclusion of the public hearing, the Planning Commission recommended that the Board of Supervisors approve the General Plan amendment; and

WHEREAS, on September 28, 2004, the Board of Supervisors held a public hearing on the proposed General Plan amendment at which time it considered the reports, recommendations, public record, addendum to the 2002 Negative Declaration, and public comments presented on the amendment.

NOW, THEREFORE, the Sutter County Board of Supervisors does hereby find the following:

CEQA

1. On July 2, 2002, the Sutter County Board of Supervisors adopted a Negative Declaration on the Sutter County Housing Element 2015 for the period 2002 to 2007. Staff has prepared an addendum to said Negative Declaration.
2. The Board of Supervisors has reviewed and considered the Negative Declaration prepared in 2002 and the addendum to the 2002 Negative Declaration on the Housing Element and finds that the current proposed revisions to the Housing Element are technical changes imposing no physical changes to the environment, or requirements or changes to land use; therefore, the 2002 Negative Declaration adequately discusses the environmental aspects of the revisions.

General Plan

The proposed changes to the Sutter County Housing Element are minor technical changes in order to comply with requirements of the State of California Government Code for

general plan housing elements and housing element guidelines of the State of California Department of Housing and Community Development.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Sutter that the Addendum to the Negative Declaration prepared on the 2002 Housing Element, attached hereto as Exhibit A, and incorporated herein by reference, be, and hereby is, adopted.

BE IT FURTHER RESOLVED, that the Sutter County Board of Supervisors hereby amends the Sutter County General Plan Housing Element by adopting Community Services Department Application #04-025 as included in the attached Exhibit B.

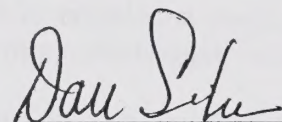
PASSED AND ADOPTED this 28th day of September, 2004, by the following roll call vote:

AYES: Supervisors Kroon, Nelson, Whiteaker and Silva

NOES: None

ABSENT: Supervisor Munger

ABSTAIN: None



Dan Silva, Chairperson
Board of Supervisors

ATTEST:

JOAN BECHTEL, CLERK

BY:

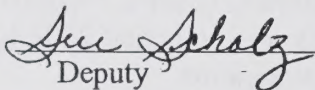

Deputy

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FOREWORD

California State law requires each local government to revise its General Plan Housing Element not less than every five years. Government Code section 65588(e)(3) established June 30, 2002 and June 30, 2007 as the deadlines for Sutter County to submit the third and fourth adopted revisions of the County's Housing Element. Thus the planning period covered by this current revision is July 1, 2002 to June 30, 2007. For consistency with the Sutter County General Plan and the previous Housing Element, however, this revision addresses certain housing issues through 2015.

Population and housing projections in this document are based upon existing land-use policies as adopted and currently included in the General Plan. The County has generally based data in this document on 1990 and 2000 U.S. Census data; however, several other data sets were also utilized, including the March 15, 2001 projection series developed by the Sacramento Area Council of Governments (SACOG), the 1999 Sutter County Housing Condition Survey, and various reports produced by the State Department of Finance and the Employment Development Department. Tabular data throughout this document, therefore, may reflect inconsistencies among the various data sets. The County did not attempt to reconcile such inconsistencies, in that each data set may contain both statistical and sampling errors and the various data sets may also differ due to varying sampling times or periods. Furthermore, any such reconciliation would be statistically insignificant and would not affect the conclusions reached. Additionally, decimal values in this document are generally rounded to the nearest tenth or whole number.

Because Sutter County's previous Housing Element has been deemed in compliance with state housing law by the Department of Housing and Community Development (HCD), this Housing Element revision is considered by HCD as an amendment to the previous element. Nonetheless, the organization and formatting of the current revision differ from the previous element for three reasons:

1. The previous element analyzed housing in the incorporated cities of Live Oak and Yuba City to a substantial degree. The current revision focuses on the jurisdictional or unincorporated area of Sutter County, and therefore most of the analyses in the previous element have been discarded in favor of discussions germane to housing within the County's jurisdiction. For purposes of comparison, however, some projections and discussions encompass the entire County, including the incorporated cities. Unless indicated otherwise, tables portray data for the unincorporated County; and
2. The scope of the revised element tracks that of the Sutter County General Plan, in that the Housing Element now focuses, as do other General Plan elements, on the unincorporated County. In addition, the revised element utilizes up-to-date word-processing formats in order to facilitate editing of the current and subsequent revisions; and
3. The revised format allows reviewers to locate state-mandated sections with greater facility.

CHAPTER ONE

HOUSING NEEDS

POPULATION

In March 2001 the Sacramento Area Council of Governments (SACOG) released new projections for Sutter County for each five-year period until the year 2025. SACOG estimated total County population for the year 2000 to be 78,510, a 21.9 percent increase over the 1990 U.S. Census population of 64,415. By comparison, the U.S. Census 2000 tallied 78,930 persons residing in the County. The 420-person disparity may result from temporal differences between the two data sets, in that the SACOG numbers are for January 1, 2000 and the Census numbers are for April 1, 2000. Moreover, the disparity represents a difference of approximately one-half of one percent, which is not statistically significant. SACOG projects total County population to be 109,280 in 2015, reflecting an anticipated 2.23 percent average annual growth rate for the period 2000-2015.

The 2000 population of unincorporated Sutter County, excluding the incorporated cities of Live Oak and Yuba City, is estimated by SACOG to be 37,110. The 2000 U.S. Census, by comparison, credited the unincorporated County with 35,943 persons, a 10% increase over the 1990 Census count of 32,658. SACOG projects population in unincorporated Sutter County to be 47,530 by the year 2015, reflecting an average annual growth rate of 1.67 percent. Table 1 lists the SACOG population projections of the unincorporated County and the incorporated cities by five-year intervals from 2000 to 2015, and extrapolates projections for the parameter years of the current Housing Element revision, 2002 and 2007. The extrapolated data reflect average annual growth rates for the five-year periods of 2000-2005 (1.46 percent) for the year 2002, and of 2005-2010 (1.56 percent) for the year 2007. During the five-year planning period of 2002-2007, population in the unincorporated County is expected to increase 7.7 percent, from 38,202 to 41,144.

The preceding population estimates unfortunately do not include the substantial Walton Avenue Reorganization, which occurred in 2000 after the Census data was collected. This reorganization added approximately 7,745 people to the population of Yuba City and therefore reduced population in the unincorporated area by the same number. Thus, the population of unincorporated Sutter County was reduced during year 2000 to a number probably between 28,198 (based on SACOG) and 29,365 (based on Census 2000). This reduction is not reflected in the tables of this document so that the original relationship among Census 2000 population and other data sets is retained.

EMPLOYMENT

The SACOG March 2001 projection series show that in 2000, County total employment was 24,600, a 45.9 percent increase over the 1990 total employment of 16,857. By the year 2015, total County employment is expected to be 36,294, a 47.5 percent increase over the year 2000. Total 2000 employment in the unincorporated area was 6,633, a 23.3 percent increase over the 1990 employment in the unincorporated area of 5,379. By the year 2015, employment in the unincorporated area is expected to be 11,554, a 74.2 percent increase over the year 2000. Table 2

lists the SACOG employment projections for the unincorporated County and the incorporated cities by five-year intervals from 2000 to 2015, and extrapolates projections for the parameter years of the current Housing Element revision, 2002 and 2007. The extrapolated data reflect average annual employment growth rates for the five-year periods of 2000-2005 (2.01 percent) for the year 2002 and 2005-2010 (2.06 percent) for the year 2007. During the five-year planning period of 2002-2007, employment in the unincorporated County is expected to increase 10.6 percent, from 6,902 to 7,632. Table 3 compares the ratio of population to employment through 2015.

Pursuant to the discussion of the effects of the Walton Avenue reorganization on the previous page, the absolute number of employed persons in the unincorporated county would reduce by approximately the same percentage as the population reduction. However, since the exact figure on employment in the annexed area is unknown, the tables below do not reflect the reorganization.

Table 1. Population Estimates and Projections, Countywide, 2000-2015.

Area	2000	2002	2005	2007	2010	2015
Unincorporated	37,110	38,202	39,890	41,144	43,090	47,530
Yuba City	35,860	36,915	42,030	43,352	47,880	53,570
Live Oak	5,540	5,703	6,600	6,808	7,400	8,180
County Total	78,510	80,820	88,520	91,304	98,370	109,280

Source: SACOG 3/15/01 Projections; Sutter County Community Services Department

Table 2. Employment Estimates and Projections, Countywide, 2000-2015.

Area	2000	2002	2005	2007	2010	2015
Unincorporated	6,633	6,902	7,327	7,632	8,112	9,166
Yuba City	16,914	17,601	19,993	20,825	22,684	25,335
Live Oak	1,053	1,096	1,308	1,362	1,536	1,793
County Total	24,600	25,599	28,628	29,819	32,332	36,294

Source: SACOG 3/15/01 Projections; Sutter County Community Services Department

Table 3. Ratio of Persons to Local Employment, 2000-2015.

Year	2000	2002	2005	2007	2010	2015
Population	37,110	38,202	39,890	41,144	43,090	47,530
Employment	6,633	6,902	7,327	7,632	8,112	9,166
Persons per Job	5.59	5.53	5.53	5.39	5.31	5.18

Source: SACOG 3/15/01 Projections; Sutter County Community Services Department

From Table 3 it is evident that the ratio of persons in the unincorporated County per local job will slightly decrease over the five-year planning period of this revision, indicating a slightly positive trend of developing employment opportunities in the unincorporated area. In 1990 the

ratio was 6.01 persons per local job, thus this trend is historical and is expected to continue and somewhat increase over the life of the General Plan. Annual growth rates for employment through 2015 are expected to remain approximately one-half of one percent higher than the annual growth rates for population, but this continuing low margin indicates a relatively stagnant relationship in the unincorporated County between population and local employment opportunities.

Significant employment development may occur, however, within the South Sutter County Industrial/Commercial (SSCI/C) Reserve. The 10,500-acre SSCI/C Reserve was identified in the 1996 General Plan update, and in 2000 the Board of Supervisors identified approximately 3,500 acres within the reserve for development of a specific plan area. Development within the South Sutter County Specific Plan (SSCSP) area will be industrial and commercial, with no provisions for housing, which reflects the primary purpose of the SSCI/C District: to provide employment opportunities for Sutter County residents. Build-out of the specific plan area is expected to provide 55,020 jobs.

The following paragraph excerpted from the Draft South Sutter County Specific Plan (p.3-85) describes anticipated impacts of development in the specific plan area on employment and housing:

By the year 2022, a total of 55,020 jobs will have been created within the Plan Area, if the Plan is implemented as currently proposed. The population for Sutter County in 2022 is projected to be 127,030, representing an increase of 48,520 persons over the 2000 population estimate. Assuming 2.85 persons per household in 2022 (SACOG) and .92 jobs per housing unit (SACOG) approximately 15,633 additional local jobs are predicted [not including SSCSP development]. Based on these figures, a substantial job surplus would result within Sutter County. However, population growth in the adjacent areas of Placer and Sacramento counties must be taken into consideration. The Plan Area is within easy commute of a rapidly growing urban area [Sacramento market area] that will add 621,483 persons by 2022, exclusive of Sutter County. This increase in population could potentially more than absorb the 55,020 jobs that may be created. Further, Sacramento County and Placer County are both projected to have significantly more local jobs per housing unit than Sutter County in 2022 (1.23 and 1.28 respectively). Many of these jobs would be filled with persons commuting from Sutter County, unless a more localized employment base is developed in Sutter County. The data suggest that additional jobs are needed in Sutter County to correct the current jobs/housing imbalance.

HOUSEHOLDS AND HOUSING UNITS

Sutter County and the State Department of Housing and Community Development (HCD) define “household” and “housing unit” based on the following compilation of U.S. Census Bureau definitions:

Household: A household includes all of the people who occupy a housing unit. These equal the count of occupied housing units in a traditional census. People not living in households are classified as living in group quarters.

Housing Unit: A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied or, if vacant, is intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Households

SACOG estimates that Sutter County will have 28,061 total households county-wide in 2000, an increase of 21.4 percent over 23,111 total households in 1990. By the year 2015 County total households are expected to number 39,121. Unincorporated Sutter County had 13,274 households in 2000, an 18.6 percent increase over 11,190 households in the unincorporated area in 1990. By the year 2015 households in the unincorporated area are expected to number 16,989, a 30 percent increase over unincorporated area households in 2000.

Table 4 lists the SACOG household estimates and projections of the unincorporated County and the incorporated cities by five-year intervals from 2000 to 2015. As previously noted, SACOG projection figures may differ from those same figures derived from the U.S. Census. Table 4 is intended to provide a relative perspective among the various incorporated and unincorporated areas of the County; but SACOG projections do not provide household-by-tenure data.

Table 5 provides 1990 and 2000 Census counts of households by tenure in the unincorporated County and extrapolates for the planning period parameter years of the current Housing Element revision, 2002 and 2007. To partially reconcile the Census and SACOG data sets, the extrapolated data reflect SACOG-projection average annual growth rates for the five-year periods of 2000-2005 (1.4 percent) for the year 2002 and 2005-2010 (1.55 percent) for the year 2007. During the five-year planning period of 2002-2007, households in the unincorporated County are expected to increase 7.5 percent, from 12,353 to 13,281. This increase indicates that total households will grow faster during the 5-year planning period than during the 10-year period between the two recent Census counts, when growth was 7.6 percent. During this same 10-year period, owner-occupied households increased in the unincorporated County by almost 9.3 percent, whereas renter-occupied households increased by only 2.7 percent. The relative percent-of-total for owner-occupied households increased during 1990-2000 from 76 to 77 percent, and renter-occupied households conversely decreased from 24 to 23 percent.

Table 4. Household Estimates and Projections, Countywide, 2000-2015.

Area	2000	2005	2010	2015
Unincorporated	13,274	14,233	15,364	16,989
Yuba City	13,112	15,415	17,564	19,658
Live Oak	1,675	1,940	2,207	2,474
County Total	28,061	31,588	35,135	39,121

Source: SACOG 3/15/01 Projections

Table 5. Households by Tenure, 1990, 2000, 2002 & 2007.

Households & Tenure	1990	2000	2002	2007
Total Households	11,157	12,014	12,353	13,281
Owner Occupied	8,456	9,240	9,508	10,293
Percent of Total	76%	77%	77%	77.5%
Renter Occupied	2,701	2,774	2,845	2,988
Percent of Total	24%	23%	23%	22.5%

Source: 1990 & 2000 Census; SACOG 3/15/01 Projection Series; Sutter County Community Services Department

Housing Units

The SACOG March 2001 projection series estimates year 2000 County total housing units at 29,077, an increase of 23.4 percent over 23,556 total housing units in 1990. By the year 2015 County total housing units are expected to number 40,550. Unincorporated Sutter County had 13,735 housing units in 2000, a 19.1 percent increase over 11,529 housing units in the unincorporated area in 1990. By the year 2015 housing units in the unincorporated area are expected to number 17,597, a 28.1 percent increase over unincorporated area housing units in 2000. Table 6 lists housing unit estimates and projections of the unincorporated County and the incorporated cities by five-year intervals from 2000 to 2015.

Table 6. Housing Unit Estimates and Projections, Countywide, 2000-2015.

Area	2000	2005	2010	2015
Unincorporated Area	13,735	14,735	15,918	17,597
Yuba City	13,608	15,996	18,225	20,394
Live Oak	1,734	2,009	2,284	2,559
Sutter County Total	29,077	32,740	36,427	40,550

Source: SACOG 3/15/01 Projection Series

Table 7 lists housing units by tenure in the unincorporated County for 1990 and 2000, based on U.S. Census data. Relationship of the Census data to SACOG projections and extrapolation methodology are similar to that noted in the text preceding Tables 5 & 6 above. SACOG's

average annual housing growth rates, utilized to extrapolate housing for the parameter years of 2002 and 2007, are 1.42 percent for 2000-2005 and 1.56 percent for 2005-2010.

Table 7. Housing Units by Tenure, 1990, 2000, 2002 & 2007.

Area	1990	2000	2002	2007
Total Housing Units	11,667	12,589	12,949	13,738
Occupied Units	11,157	12,014	12,353	13,281
Vacant Units	510	575	596	457
Percent of Total	4.3%	4.6%	4.6%	3.3%
Owner Occupied	8,456	9,240	9,508	10,293
Percent of Occupied Units	75.8%	76.9%	77.0%	77.5%
Vacant Owner Units	387	137	459	354
Total Owner Units	8,843	9,377	9,967	10,647
Renter Occupied	2,701	2,774	2,845	2,988
Percent of Occupied Units	24.2%	23.1%	23.0%	22.5%
Vacant Renter Units	123	438	137	103
Total Renter Units	2,824	3,212	2,982	3,091

Source: Census 1990 & 2000; SACOG 3/15/01 Projection Series; Sutter County Community Services Department

Table 7 suggests that owner-occupied housing units have been increasing relative to renter-occupied housing units, and that this trend is expected to continue through the five-year planning period.

Housing unit types in the unincorporated County are predominantly conventional single-family homes. Mobile homes represent the second most numerous type of unit, followed by multiple family units, respectively 2-4 and 5+-units. Table 8 lists housing units by type for the unincorporated County for 1990, 2000, 2002 and 2007. Data for years 2000, 2002 and 2007 are estimated using the distribution of types from the 1990 Census.

Table 8. Housing Units by Type, 1990, 2000, 2002 & 2007.

Type	1990	1990 %	2000	2002	2007
Single-Family	9,997	86%	10,826	11,136	11,815
Multiple-Fam., 2-4 Units	206	2%	252	259	275
Multiple-Fam., 5+ Units	163	1%	126	130	137
Mobile Homes	1,301	11%	1,385	1,424	1,511
Total	11,667	100%	12,589	12,949	13,738

Source: 1990 Census; Sutter County Community Services Department

Housing Stock Condition

In July 1999, HCD awarded a Community Development Block Grant/Planning and Technical Assistance Grant to Sutter County. The County used part of this grant to contract with Laurin

Associates, Inc. to survey housing conditions in specified areas in the unincorporated County. The resulting Housing Condition Survey allowed the County to identify areas most in need of housing rehabilitation funds. The County identified twelve areas, including six rural communities, two “developed areas” and four “miscellaneous areas.” The unincorporated rural communities are Sutter, Meridian, Robbins, East Nicolaus (including Nicolaus and Trowbridge), Rio Oso and Tudor. The two developed areas are within the spheres of influence of the incorporated cities of Yuba City and Live Oak. The survey defined “developed area” as “an area that resembles an urban like space, such as a single family housing unit subdivision with a density of four units per acre, but excluding larger ranchettes, such as a single family house on a five or ten acre parcel.” The four “miscellaneous areas” cover the smaller communities of Rio Ramaza and Pleasant Grove as well as housing in agricultural areas covered by County Assessor’s Map Books Number 8, 10, 34 and 35.

Laurin Associates, Inc. staff conducted the survey in August, 1999, inspecting every identifiable residential dwelling in the twelve identified areas. Each dwelling unit was rated on a Housing Condition Inventory according to structural criteria established by the State Department of Housing and Community Development (HCD). The criteria include five categories: foundation, roofing, siding, windows and doors. Within each category the particular housing unit was assigned a point-value based on ratings from “no repairs needed” to “replacement needed.” Staff totaled the points in each category to arrive at one of the following designations for each housing unit:

Standard: 9 or fewer points: no repairs needed, or only one minor repair needed such as exterior painting or window repair;

Minor Repair: 10 to 15 points: one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding or roof patching or window replacement;

Moderate

Rehabilitation: 16 to 39 points: two or three minor repairs needed, such as those listed above;

Substantial

Rehabilitation: 40 to 55 points: repairs needed to all surveyed items: foundation, roof, siding, windows and doors;

Dilapidated: 56 or more points: the costs of repairs would exceed the cost to replace the residential structure.

Table 9 lists the results of the survey by each of the twelve areas. Numbers in the “Percent of Total” column are generally rounded to the nearest whole number to facilitate comparison with the housing condition survey results from the previous Housing Element. A few numbers in this column have been rounded to the nearest half-percent so that the area percentage will total 100, and numbers less than one-half of one percent are not counted in the area totals but are noted in the percentage column as “(<0.5).” It is important to note that since the Housing Condition Survey did not cover the entire unincorporated area, totals in the following tables will not agree with previous housing unit totals based on U.S. Census counts or on SACOG projections.

Table 9. Housing Condition Survey Results, 1999.

CONDITION	NUMBER OF UNITS	PERCENT OF TOTAL
Sutter		
Standard	687	80
Minor Repair	93	11
Moderate Rehabilitation	56	7
Substantial Rehabilitation	10	1
Dilapidated (Replacement)	11	1
SUB-TOTAL	857	100
Meridian		
Standard	53	56
Minor Repair	23	24
Moderate Rehabilitation	9	10
Substantial Rehabilitation	1	1
Dilapidated (Replacement)	9	9
SUB-TOTAL	95	100
Robbins		
Standard	28	47
Minor Repair	23	38
Moderate Rehabilitation	9	15
Substantial Rehabilitation	0	0
Dilapidated (Replacement)	0	0
SUB-TOTAL	60	100
East Nicolaus (including Nicolaus & Trowbridge)		
Standard	55	62
Minor Repair	19	21
Moderate Rehabilitation	7	8
Substantial Rehabilitation	4	4.5
Dilapidated (Replacement)	4	4.5
SUB-TOTAL	89	100
Rio Oso		
Standard	34	90
Minor Repair	1	2
Moderate Rehabilitation	0	0
Substantial Rehabilitation	0	0
Dilapidated (Replacement)	3	8
SUB-TOTAL	38	100
Tudor		
Standard	21	78
Minor Repair	4	15
Moderate Rehabilitation	0	0

CONDITION	NUMBER OF UNITS	PERCENT OF TOTAL
Substantial Rehabilitation	2	7
Dilapidated (Replacement)	0	0
SUB-TOTAL	27	100
Yuba City Developed Area		
Standard	6285	89
Minor Repair	467	7
Moderate Rehabilitation	276	4
Substantial Rehabilitation	11	(<0.5)
Dilapidated (Replacement)	6	(<0.5)
SUB-TOTAL	7045	100
Live Oak Developed Area		
Standard	127	56
Minor Repair	81	35
Moderate Rehabilitation	21	9
Substantial Rehabilitation	0	0
Dilapidated (Replacement)	0	0
SUB-TOTAL	229	100
Miscellaneous Area Book 8 (Northwest)		
Standard	64	58
Minor Repair	30	27
Moderate Rehabilitation	15	13
Substantial Rehabilitation	2	2
Dilapidated (Replacement)	0	0
SUB-TOTAL	111	100
Miscellaneous Area Book 10 (Between Yuba City & Live Oak)		
Standard	560	87
Minor Repair	12	2
Moderate Rehabilitation	73	11
Substantial Rehabilitation	2	(<0.5)
Dilapidated (Replacement)	0	0
SUB-TOTAL	647	100
Miscellaneous Area Book 34 (Southwest)		
Standard	17	40
Minor Repair	6	14
Moderate Rehabilitation	20	46
Substantial Rehabilitation	0	0
Dilapidated (Replacement)	0	0
SUB-TOTAL	43	100
Miscellaneous Area Book 35 (Southeast)		
Standard	37	25
Minor Repair	47	31
Moderate Rehabilitation	63	42
Substantial Rehabilitation	3	2

CONDITION	NUMBER OF UNITS	PERCENT OF TOTAL
Dilapidated (Replacement)	0	0
SUB-TOTAL	150	100
Unincorporated Sutter County Total		
Standard	7,911	84
Minor Repair	854	9
Moderate Rehabilitation	554	6
Substantial Rehabilitation	33	(<0.5)
Dilapidated (Replacement)	33	(<0.5)
TOTAL	9,385	100

Source: 1999 Sutter County Housing Condition Survey

The previous Housing Element contained a table of results from the 1989 Housing Condition Survey. Table 10 compares the overall County totals and percentages of the 1989 and 1999 Housing Condition Surveys. The 7,346 housing units surveyed in 1989 represent 63% of the 11,667 housing units from the 1990 Census. The 9,385 housing units surveyed in 1999 represent approximately 75% of the 12,589 housing units reported by the 2000 Census for the unincorporated County.

Table 10. Housing Condition Survey Comparisons, 1989 and 1999.

CONDITION	1989 TOTAL	1989 PERCENT	1999 TOTAL	1999 PERCENT
Standard	5,002	68	7,911	84
Minor Repair	1,011	14	854	9
Moderate Rehabilitation	915	12	554	6
Substantial Rehabilitation	208	3	33	(<0.5)
Dilapidated (Replacement)	210	3	33	(<0.5)
TOTALS	7,346	100	9,385	100

Source: Sutter County Community Services Department

Units Needing Rehabilitation

From Table 10 it is apparent that the condition of the housing stock has changed for the better, in both relative and absolute terms, ostensibly as a result of the County's various programs to conserve and improve existing dwelling units. In 1989, there were 1,123 housing units requiring moderate or substantial rehabilitation, which represented 15 percent of the units surveyed. In 1999, the number of units requiring moderate or substantial rehabilitation had been reduced to 587, representing less than 6.5 percent of the units surveyed.

Units Needing Replacement

In 1989, 210 housing units, representing three percent of the units surveyed, were sufficiently dilapidated to warrant replacement. By 1999, only 33 housing units, representing less than one-half of one percent of the units surveyed, were deemed dilapidated.

Affordability

Both State and County law define affordability in terms of target income households and the relative percentage these households must pay to purchase or rent decent and safe housing. Target income households include the categories Very Low, Low, and Moderate income. Table 11 provides the Sutter County Affordable Housing Program (Ordinance #1225, §1600-200) definitions of terms germane to the discussion of affordable housing.

Table 11. Affordable Housing Definitions.

Terms	Definitions
Affordable Housing	Housing that is available to target income households at a monthly cost that does not exceed 30 percent of their monthly gross incomes.
Affordable Rent	Monthly rent, including utilities and all fees for housing services, equal to or less than 30 percent of the gross monthly income for the specified target income household. Affordable rent shall be based on presumed occupancy levels of one person in a studio unit, three persons in a one bedroom unit, five persons in a two bedroom unit, and two additional persons for each additional bedroom thereafter.
Affordable Sales Price	The maximum purchase price that will be affordable to the specified target income household. A maximum purchase price shall be considered affordable only if each Monthly Housing Payment is equal to or less than 30 percent of the gross monthly income for the specified target income household. In setting the Affordable Sales Price, realistic assumptions regarding down payment, mortgage interest rate and term will be required and those assumptions must demonstrate that targeted income families can reasonably qualify. Affordable Sales Price shall be based upon presumed occupancy levels of one person in a studio unit, three persons in a one bedroom unit, five persons in a two bedroom unit, and two additional persons for each additional bedroom thereafter.
Affordable Unit	Dwelling unit which is affordable to very low, low or moderate income households as defined in this ordinance.
Low Income Household	Household earning a gross income of more than 50 percent and not greater than 80 percent of the median household income for Sutter County, adjusted for household size, as periodically published in Section 6932 of Title 25 of the California Code of Regulations.
Moderate Income Household	Household earning a gross income of more than 80 percent and not greater than 120 percent of the median household income for Sutter County, adjusted for household size, as periodically published in Section 6932 of Title 25 of the California Code of Regulations.
Target Income Groups	Very low, low and moderate income households as defined in this ordinance.
Very Low Income Household	Household earning a gross income of not greater than 50 percent of the median household income for Sutter County, adjusted for household size, as periodically published in Section 6932 of Title 25 of the California Code of Regulations.

Affordability is therefore relative to both household income and housing unit cost, whether the unit is for sale or rent. The parameters of the target income categories are determined in relation to the median household income for Sutter County, adjusted by household size. Area Median Income, based on a family of four persons, is defined by federal law and HUD regulations as the higher of:

- 1) the metropolitan area or nonmetropolitan county median family income; or
- 2) the statewide nonmetropolitan median family income (\$38,600 for 2001).

Because the metropolitan area median family income for Sutter County (Yuba City MSA) was lower than the statewide nonmetropolitan median family income, HCD set \$38,600 as the official Area Median Income (AMI). Table 12 lists the household income limits for Sutter County, adjusted by household size. Table 13 summarizes the median values and relative increases of income, single-family home value and monthly gross rent for 1990 and 2000.

Table 12. Income Limits, Countywide, 2001.

Income Standard	Number of persons in Family							
	1	2	3	4	5	6	7	8
Very Low	13,500	15,450	17,350	19,300	20,850	22,400	23,950	25,500
Low	21,600	24,700	27,800	30,900	33,350	35,800	38,300	40,750
Median	27,000	30,900	34,750	38,600	41,700	44,800	47,850	50,950
Moderate	32,400	37,050	41,650	46,300	50,000	53,700	57,400	61,100

Source: State Department of Housing and Community Development

Table 13. Median Income, Home Value and Median Gross Rent, 1990 & 2000.

Category	1990	2000	Percent Increase
Median Income	\$29,400 ¹	\$38,600 ¹	31.3%
Median Home Value	\$111,500 ²	\$132,500 ²	18.8%
Median Gross Rent	\$516 ³	\$648 ³	25.6%

Source: 1990 Census; State Department of Housing & Community Development; Sutter County Community Services Department; Sutter County Assessor; City of Yuba City Administration Department

¹ Median Income figures are countywide

² Analysis of Median Home Value restricted to sales of homes in the unincorporated area on parcels no larger than 15 acres in 1990 & 5 acres in 2000, excluding sales between parents and their offspring.

³ Median Gross Rent based on a 3-bedroom apartment in Yuba City due to lack of representative rental units in the unincorporated County

Table 13 indicates that growth of median income has outpaced median home value, representing 26.4 percent of median home value in 1990 and 29.1 of median home value in 2000.

Payment vs. Ability to Pay

Table 14 estimates the number of target income households and lists the percentage that each target income group represents of the total number of target income households. Table 15 estimates the number of target income households where monthly housing costs exceed 30

percent of gross monthly income, and Table 16 estimates the number of target income households where monthly housing costs exceed 50 percent of gross monthly income. Because Census 2000 data on housing costs as a percentage of income are not yet available, overpayment estimates were extrapolated from the 1990 Census distribution of target income groups and housing costs relative to income.

Table 14. Households by Target Income Group, 1990 & 2000.

Income Group	1990	% of Total Households	% of Target Income Groups	2000
Very Low	2,403	21.5%	43.5%	2,583
Low	1,409	12.6%	25.5%	1,514
Moderate	1,713	15.4%	31.0%	1,850
TOTAL	5,525	49.5%	100%	5,947

Source: 1990 Census; Sutter County Community Services Department

Table 15. Households Paying over 30% of Gross Income for Housing.

Income Group	30% of Income	Owners	Renters	Totals
Very Low	\$482.50	266	165	431
Low	\$772.50	156	96	252
Moderate	\$1,157.50	190	118	308
TOTAL	N/A	612	379	991

Source: 1990 Census; Sutter County Community Services Department

The 991 households paying more than 30 percent of gross household income for housing represent 16.6 percent of the total households of the three income groups listed. Of this 16.6 percent, 10.2 percent are owner-occupied and 6.4 percent are renter-occupied.

Table 16. Households Paying over 50% of Gross Income for Housing.

Income Group	50% of Income	Owners	Renters	Totals
Very Low	\$804.00	44	30	74
Low	\$1,287.50	26	17	43
Moderate	\$1,929.00	32	21	53
TOTAL	N/A	102	68	170

Source: 1990 Census; Sutter County Community Services Department

The 170 households paying more than 50 percent of gross household income for housing represent 2.9 percent of the total households of the three income groups listed. Of this 2.9 percent, 1.7 percent are owner-occupied and 1.2 percent are renter-occupied.

Table 17 estimates the number of for-sale and for-rent affordable housing units for each target income group by tenure. The determination of affordable cost assumes income limits based on a four-person family. Data are extrapolated from 1990 distribution of owner-occupied housing units by value and contract rent paid in renter-occupied housing units.

Table 17. Affordable Housing by Target Income Groups.

Income Group	Owner Units	Affordable Price*	Renter Units	Affordable Rent	Total Units
Very Low	1,900	\$76,000	1,204	\$482.50	3,104
Low	1,024	\$120,000	59	\$772.50	1,083
Moderate	162	\$160,000	8	\$1,157.50	170
TOTAL	3,086	N/A	1,271	N/A	4,357

Source: 1990 Census; Sutter County Community Services Department

* Assumes 10% down payment, 7% interest, no points, good credit

Five-Year Projected New Construction Needs

Regional Housing Needs Plan

The California Department of Housing and Community Development determines state-wide projected housing needs and allocates new housing unit target numbers to regional Councils of Governments (COGs). The Sacramento Area Council of Governments (SACOG) determines fair-share portions of state allocations for each of its member jurisdictions. These allocations are contained in SACOG's Regional Housing Needs Plan (RHNP), which covers a seven and a half year period including the planning period of this Housing Element revision, 2002-2007. The RHNP provides allocation targets, or basic construction needs, for four income categories. The RHNP states that the "allocation targets are intended to assure that adequate sites and zoning is made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of the community." Table 18 lists the Regional Housing Needs Allocations (RHNA) for unincorporated Sutter County. The differences between 2000 and 2007 comprise the base new housing needs for the five-year planning period, 2002-2007.

Table 18. Housing Needs Allocations, 2000-2007.

Year	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
2000	2,509	2,159	2,078	6,989	13,735
2007	2,954	2,560	2,338	7,368	15,220
RHNA	445	401	260	379	1,485
Percent	30%	27%	17.5%	25.5%	100%

Source: SACOG

Pursuant to State housing law, however, the county's RHNA may be reduced by the number of residential units constructed during the Interim Planning Period (2000 and 2001) if the Housing Element demonstrates that the units subtracted from the very-low, low, and moderate-income allocations are affordable to the associated income group. Based on building permit records, sales prices and affordability relative to the median income of each year, Table 19 summarizes the number of affordable units constructed.

Table 19. RHNA Reductions Based on Affordable Units Built During 2000 & 2001.

Income Group	Income Limits (4-person family)	Affordable Price ¹	Price Range of Units Built ²	Affordable Units Built ³
Year 2000: (Median Income = \$36,000)				
Very Low (≤50% MI)	\$18,000	\$48,787	\$900-\$43,200	8
Low (50%-80% MI)	\$28,800	\$78,059	\$60,555-\$77,682	3
Moderate(80%-120%)	\$28,800-\$43,200	\$117,089	\$88,411-\$116,016	20
Above Moderate	>\$43,200	>\$117,089	\$123,291-\$311,629	67

Income Group	Income Limits (4-person family)	Affordable Price ¹	Price Range of Units Built ²	Affordable Units Built ³
Year 2001: (Median Income = \$38,600)				
Very Low ($\leq 50\%$ MI)	\$19,300	\$54,081	$> \$54,081$	0
Low (50%-80% MI)	\$30,880	\$86,530	\$62,101-\$82,291	14
Moderate(80%-120%)	\$46,320	\$129,796	\$90,827-\$128,261	9
Above Moderate	$> \$46,320$	$> \$129,796$	\$135,797-\$443,865	36
Total 2000 & 2001				157

Source: State Department of Housing and Community Development; Sutter County Community Services Department

¹ Assumes 10% down payment, & 7% interest

² All VLI units and the lower range of LI units are mobile homes, some of which are previously-owned and sold at below- market rates

³ Units-per-income-categories are mutually exclusive so that no unit is allocated to more than one income category

Table 20 demonstrates the appropriate RHNA reductions and revises the RHNA based on the relative affordability of dwelling units constructed during the Interim Planning Period.

Table 20. Revised Housing Needs Allocations, 2000-2007.

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
Original RHNA	445	401	260	379	1,485
Interim Units Built	8	17	29	103	157
Revised RHNA	437	384	231	276	1,328
Revised Percent	33%	29%	17%	21%	100%

Source: SACOG; Sutter County Community Services Department (see Table 19)

Special Housing Needs

Every community includes identifiable groups or household types that have special housing needs. Persons in these groups may require special living arrangements, dwelling modifications or emergency or temporary shelter. The principal groups with special housing needs in Sutter County include the elderly, persons with disabilities, female single-parent households, large-family households, farm workers, homeless, and those households needing emergency shelter.

Elderly

One of the largest identifiable groups with a special housing need is the elderly, although their percentage of the unincorporated County population has slightly declined during the last Census period. The elderly comprised 6.1 percent of the unincorporated population in 1990 and 5.8 percent in 2000. The absolute number of elderly persons, however, has slightly increased. In the unincorporated area, the 1990 Census identified 2,464 households where the householder was 65 years of age or older. Of these households, 2,118 (86%) were owner-occupied and 346 (14%) were renter-occupied. By the year 2000, householders in this age group had increased to 2,785, with 2,498 (90%) units owner-occupied and 287 (10%) units renter-occupied. The trend of a

larger percentage of owner-occupied homes may indicate that housing for the elderly has become slightly more affordable.

The 1990 Census revealed that 3,981 persons aged 65 and over resided in the unincorporated County. 345 of these persons, representing 8.7 percent of the unincorporated area total, lived below the poverty level. Although current census data is not yet available, this distribution applied to year-2000 elderly population could reveal that 380 persons aged 65 and over were below the poverty level in 2000.

Housing developments for the elderly are presently all located in the incorporated cities, which are more convenient to the elderly due to the availability and concentration of social and medical services. The Consolidated Area Housing Authority does not currently maintain any housing for the elderly or Section 8 sites in the unincorporated area.

Persons with Disabilities

A second large group of identifiable individuals with special housing needs are those non-institutionalized persons with some form of disability. It must be noted that the previous Housing Element estimated only 1,675 persons with disabilities. The previous element's analysis of housing needs for persons with disabilities stated that, "The 1980 Census does not contain housing related disability data and data on disabilities from the 1990 Census has not been released yet." For the estimates in the table below, however, full 1990 Census counts of persons with disabilities were multiplied by the 10 percent population growth rate for the 1990-2000 period. Table 21 estimates the number of persons with disabilities countywide.

Table 21. Non-Institutionalized Persons with Disabilities, Countywide.

Disability Type	Live Oak	Yuba City	Unincorp. County	Total County
<i>16 to 64 Years:</i>				
Mobility or Self-Care	328	978	2,295	3,600
<i>65 Years and Over:</i>				
Mobility or Self-Care	127	635	922	1,684
TOTAL	455	1,613	3,217	5,284

Source: 1990 Census; Sutter County Community Services Department

Housing for persons with disabilities may require certain modifications from standard construction specifications in order to allow persons with disabilities to live independently, although not all disabilities require housing modifications. No existing apartments in the unincorporated area currently provide all the features necessary for persons with disabilities to live independently, but some individual apartments and houses have been modified to provide at least some of those features.

As of September 15, 1984, the State of California required that all new apartment projects having a minimum number of units provide some units fully accessible to the handicapped. The local development community, however, reports that no apartments have been constructed in recent

years due to the relatively low profit margins in the development of multi-family housing. The Consolidated Area Housing Authority of Sutter County (Housing Authority) develops and maintains housing for persons with disabilities in Yuba City under Article 34 authority, but no such developments have occurred in or are planned for the unincorporated area.

The current revision of the Housing Element included a review of zoning policies, including occupancy standards and compliance with the Americans with Disabilities Act (ADA), and staff determined that the County Zoning Code fully complies with ADA and Fair Housing Law. Residential zoning provisions and structural land-use controls are described in Tables 35 and 36, following which is an analysis of whether these standards and controls pose any constraints on the development of housing. The analysis demonstrates that reasonable accommodation for individuals with disabilities is provided by way of either administrative appeals or entitlements. Administrative appeals described in that section provide flexibility in the County's administration of both the Zoning Ordinance and the Affordable Housing Ordinance to provide reasonable accommodation for persons with disabilities required by Chapter 671 (Senate Bill 520) of the Statutes of 2001.

Furthermore, the Zoning Code reasonably accommodates both Residential Care Homes (6 or fewer persons) and Residential Care Facilities/Rest Homes (7 or more persons) in all residential districts, including RE (Residential Estates), R-1 (One-Family Residence), R-2 (Two-Family Residence), R-3 (Neighborhood Apartment) and R-4 (General Apartment). A Residential Care Home, defined in Zoning Code section 1500-9881EE as, "a home licensed by the State of California and providing care or supervision to 6 or fewer unrelated individuals on a 24-hour basis," is a permitted use in all of the residential districts; and a Residential Care Facility/Rest Home, defined in Zoning Code section 1500-9881E as, "a structure or group of structures, operated as a single unit, licensed by the State of California and providing care or supervision to 6 or fewer unrelated individuals on a 24-hour basis," requires a use permit. Reasonable accommodation of Residential Care Facilities proposing 10 or more units is provided by section 1600-500 of the Sutter County Affordable Housing Ordinance ("Development Incentives and Regulatory Relief"), which provides fast-track processing, fee waivers, density bonuses, reduction of design and development standards, accelerated infrastructure improvements and technical and financial assistance.

Female Single-Parent

Since the early 1970s, a new special needs housing group has developed—the female single-parent household. Female single-parent households generally face two major housing problems, affordability and proximity to child day-care facilities. Affordability is the primary problem that affects female single-parent households in that their income is generally about one-half of incomes for either male single-parent households or married-couple households. The 2000 Census identified 997 female single-parent households in the unincorporated County, consisting of 603 owner-occupied households and 394 renter-occupied households.

To determine day-care needs, Table 22 provides the distribution of these households by the age-range of household children under 18 years of age.

Table 22. Single Female-Parent Households.

Subject	Number
Total SFP family households (2 or more related persons)	997
With related children under 18 years	666
With own children under 18 years	561
With own children 6 to 17 years only	405
With own children both under 6 and 6 to 17 years	92
With own children under 6 years only	64

Source: 2000 Census

From Table 22 it is evident that 156 single female-parent households in the unincorporated County have children under six years old, the age group most in need of day-care. Multiplying 156 by 3.49, the average family size in the unincorporated County, and subtracting 156 single-female parents indicates that these households may include 388 children, although this number is skewed towards a worst-case scenario by not deducting for the unknown number of fathers in the households.

Sutter County allows full day-care centers by use permit in any R-1 or R-2 District or as a permitted activity-by-right in any commercial, industrial, R-3 or R-4 District. The Community Care Licensing Division of the State Department of Social Services licenses three basic types of day-care facilities, Day-Care, Family Day-Care and Infant Day-Care. Table 23 summarizes total County day-care center types and capacity by zip code location.

Table 23. Day-Care Centers by Zip Code, Countywide.

Zip Code	Community	Day-Care	Family Day-Care	Infant Day-Care	Capacity
95659	East Nicolaus	1	0	0	18
95668	Pleasant Grove	0	0	0	0
95674	Rio Oso	0	1	0	8
95676	Robbins	0	0	0	0
95932	NW County	0	0	0	0
95948	NE County	0	0	0	0
95957	Meridian	0	0	0	0
95982	Sutter	0	15	0	178
95953	Live Oak	6	11	1	396
95991	Yuba City	19	67	3	1,518
95992	Yuba City	0	1	0	6
95993	Yuba City	12	66	1	1,177
TOTAL		38	161	5	3,301

Source: Community Care Licensing Division, California State Department of Social Services

It is problematic to draw inferences regarding proximity to day-care centers from the above table, in that there is no spatial data currently available relating the location of individual single female-parent households to the location of day-care centers. Furthermore, the 2000 Census data

subjects “Female householder, no husband present, with related children under 18 years” and “Female householder, no husband present, with related children under 6 years” do not indicate the number of these children requiring day-care. There may be an unmet need for day-care in those rural communities or areas that both lack licensed facilities and are relatively far from the employment markets of the incorporated cities, e.g., Pleasant Grove, Robbins, Meridian and the northwest County. Considering that from the discussions and table above there are only 218 slots in unincorporated-area day-care centers to accommodate 388 children possibly requiring day-care in this area, 170 children under six years of age remain for whom no care is available other than in the incorporated cities.

Unmet day-care need is borne out by the waiting lists maintained by some existing facilities. For example, the day-care center at the Mahal Plaza Apartments (Housing Authority project in Yuba City near the unincorporated area) is at full capacity of 93 enrolled children, but has a waiting list of over 100. Several other facilities have waiting lists equal to or larger than capacity. All day-care facilities were not polled, but several facility directors who were contacted by the Community Services Department indicated that the largest unmet need is for infant care. Some infant-care facilities did not have a waiting list, but directors of these facilities attributed this to the relatively rapid turn-over as infants moved up to toddler or child day-care facilities. Furthermore, certain day-care facilities offer pre- and after-school day care only, and thus are not day-care centers *per se*. For example, the one facility in East Nicolaus, the Marcum-Illinois Preschool, does not provide full day-care, and the director of the preschool confirmed that there are no other day-care facilities in the entire South County.

Large Family

The 2000 Census identified 2,017 households in unincorporated Sutter County with five or more persons, representing 16.8 percent of the total households in the unincorporated area. This figure is up from the 1990 Census count of 1,624 large-family households, which represented 14.6 percent of total households in the unincorporated area. Thus in both relative and absolute terms, large-family households are tending to increase.

Overcrowding

Another measure of the relative need for large-family housing is the number of households with more than one person per room. The U.S. Census defines an overcrowded housing unit as one occupied by 1.01 persons or more per room (excluding kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded. Although by these definitions two persons living in a studio apartment are overcrowded, comparisons of large-family, persons-per-household and overcrowding trends may be useful for clarifying the need for large-family housing in the County. Table 24 indicates the degree of such trends in the unincorporated County.

Table 24. Large-Family and Overcrowded Households, 1990 & 2000.

Measurement	1990	Percent of Total	2000	Percent of Total
Total Households	11,157	100%	12,014	100%
Persons in Households	32,465	99.4%	35,779	99.5%
Average Household Size	2.75	N/A	2.87	N/A
Large-Family Households*	1,634	14.6%	2,017	16.8%
Owner-occupied	1,049	9.4%	1,375	11.4%
Renter-occupied	585	5.2%	642	5.3%
Overcrowded Households	819	7.3%	914	7.6%
Owner-occupied	526	4.7%	623	5.2%
Renter-occupied	293	2.6%	291	2.4%

Source: 1990 & 2000 Census; Sutter County Community Services Department

* Includes large (5+ persons) non-family households

The slight increase in persons-per-household from 2.75 in 1990 to 2.87 in 2000 may indicate that the supply of large-family housing has slightly diminished in proportion to need. An obvious inference is that County programs to increase the supply of large-family housing have not kept pace with demand. This inference is borne out by the Housing Authority's identified need for three-bedroom and larger housing units.

Farm Workers

Agriculturally-based Sutter County has a housing need for both resident and migrant farm workers. Of all special group housing needs, however, those of farm workers are the most problematic to assess accurately because of the extreme discrepancies among official estimates. The previous Housing Element reported both a state- and countywide trend towards increasing mechanization of farming, with a subsequent 14% decrease in the number of agricultural workers in the unincorporated County between 1980 (2,129) and 1990 (1,813), based on U.S. Census data. This trend is not reflected in State Employment Development Department (EDD) estimates from 1997, however, which attribute 3,415 peak-season hired farm workers to Sutter County. At the far end of this spectrum, a study based on 1995 and 1996 EDD data and cited by SACOG in the Regional Housing Needs Plan (Larson, 2000. *Migrant and Seasonal Farmworker Enumeration Profiles Study: California*) estimated that countywide there could be from 11,050 to 14,177 peak-season farm workers.

U.S. Census counts for farm workers are probably low for a number of reasons, most prominently that the Census is a one-time count that occurs in the non-peak agricultural month of April, and some workers living in non-traditional housing (cars, barns, sheds, river-bottom camps, etc.) or in "back-houses" (dwellings not likely to be captured by the U.S. Census sampling frame) may not be counted. In addition, resident workers may not be counted as agricultural workers if they are intermittently employed in other industries. To illustrate the latter point, the Yuba-Sutter Builders and Developers Association reports that unskilled agricultural

workers are increasingly integrating into better-paying construction labor jobs. EDD data, therefore, probably provide an estimate of farm workers that is more realistic than the U.S. Census count; but because of the great discrepancy among otherwise reliable data sources, the County cannot accept the validity of one estimate over another. Prudent planning, however, should consider the possibility that the actual number of farm workers may be in the upper range of estimates.

Assuming that there may be a county-wide housing need for 14,177 peak-season farm workers, the next step would be to estimate the relative farm-worker housing need to be allocated to the unincorporated area. One approach is based on the spatial distribution of migrant families throughout the County's school districts. Table 25 summarizes the distribution with data furnished by the Butte County Office of Education, which is a regional office also covering Sutter County.

Table 25. Number of Migrant Families per School District, Countywide.

School District in Sutter County	Number of Migrant Families
Brittan Elementary	3
Browns Elementary	9
East Nicolaus Joint Union High	12
Franklin Elementary	4
Live Oak Unified	193
Marcum-Illinois Elementary	10
Nuestro Elementary	4
Pleasant Grove Joint Unified Elementary	4
Sutter Union High	10
Winship Elementary	3
Yuba City Unified	888
TOTAL	1140

Source: Butte County Office of Education, Migrant Education

1,081 migrant families (94.8 percent) are represented in the Live Oak and Yuba City Unified School Districts, which reflects the greater concentration of assisted and/or higher-density housing in or within the sphere-of-influence of the incorporated cities. Residence within these school districts would also be more convenient for proximity to social, medical and commercial services. Applying this percentage to the estimated 14,177 farm workers countywide suggests that 13,439 farm workers may reside within the incorporated cities or their respective spheres-of-influence, with the remaining 738 farm workers allocated to the unincorporated area beyond the spheres.

A second approach to estimate the share of farm worker housing would be to allocate need according to the unincorporated County's percentage of total County population, which is approximately 47.3 per cent. Thus, 6,705 farm workers (47.3 per cent of 14,177) may require housing in the unincorporated County. Unincorporated County land in the Vacant Lands Inventory could be developed to provide 1,427 higher-density dwelling units in areas zoned for multi-family use (R-3 and R-4). Conservatively assuming that these units would be occupied at

the average household size countywide (2.87 persons), 4,095 farm workers could be housed within the five-year planning period on multi-family-zoned properties included in the Vacant Lands Inventory.

For farm worker housing in the unincorporated County beyond the cities' spheres-of-influence, one important distinction to be made between farm worker and other types of special-needs housing is that farm workers may find housing in any agricultural or residential zoning district, with extensive potential housing in the General Agriculture (AG) Districts that comprise over 90 percent of the unincorporated County. Pursuant to Section 17021.6 of the California Health and Safety Code, the County does not require conditional use permits, zoning variances or zoning clearances for agricultural-employee housing projects serving twelve or fewer people that are not required of any other agricultural activity in the same zone (See Policy 2.15 & Implementation 2.15.1). The County Zoning Code allows primary and secondary mobile homes for agricultural employees by use permit or zoning clearance, and allows farm labor housing projects and farm labor camps as a permitted use if the project or camp houses 12 or fewer persons and is licensed to operate by the State of California. The County does not have a formal method for determining the number of mobile homes in the AG District occupied by farm workers, but a reasonable estimate is derived by the following analysis of use permit and zoning clearance application and extension records.

Most use permits and zoning clearances for mobile homes in the AG District are issued for five-year renewable periods; therefore any currently permitted mobile homes would be included in the County's log of extension applications for the last five years, 1997-2001. Within this period, six use permits and 66 zoning clearances for agricultural-employee mobile homes were extended, representing 34 percent of the 211 total mobile home extensions granted. New mobile home permits for the last four years (1998-2001), however, are not reflected in the log of extensions. In this period one new use permit and seven new zoning clearances were issued for agricultural-employee mobile homes, comprising 15 percent of the 53 new use permits and zoning clearances issued from 1998-2001. The total of 80 new and extended agricultural-employee mobile home use permits and zoning clearances could represent the minimum number of mobile homes in the unincorporated County used for farm worker housing.

Extrapolated 2000 Census data, however, suggest that there are 1,385 mobile homes in the unincorporated County, which means that most mobile homes have been allowed by building permit as primary residences or are not currently permitted. It is reasonable to assume that the 15 percent figure for the proportion of use permits and zoning clearances issued in the last four years for agricultural-employee mobile homes could also be applied to the total number of mobile homes in the unincorporated County. Thus, 15 percent of 1,385, or 207 mobile homes more probably represents the number of mobile homes in the unincorporated County used for farm worker housing. Again conservatively assuming that these units would be occupied at the average household size countywide (2.87 persons), mobile homes in the unincorporated County could account for the housing needs of 594 farm workers.

Although farm labor family housing projects and farm labor camps not licensed to operate by the State require a use permit, only one use permit is presently active and only accommodates 20 seasonal workers in the Meridian area from February to April. The State Department of Housing and Community Development (HCD) records indicate that Sutter County has 15 farm labor

camps that accommodate 250 seasonal workers. The County has not issued use permits for these camps and cannot confirm which of the camps will be operating in the upcoming peak season, although the County assumes that 250 is a reasonable number of workers accommodated by farm labor camps, whether or not these camps are currently licensed by the State.

In summary, housing or potential housing is available for a conservative minimum of 4,939 farmworkers in the unincorporated County in multi-family housing districts, secondary mobile homes, and farm labor camps. Whether this figure represents sufficient farmworker housing unfortunately depends on the relative accuracy of the disparate data sources upon which the County must rely. These sources, including the US Census, the State Department of Employment Development, and SACOG, are generally accepted by the State Department of Housing and Community Development as the bases for County determinations of general population, employment, number of housing units, etc.; but when it comes to determining the number of farmworkers in the unincorporated County, figures from these agencies applicable to the current planning period, as discussed in the first paragraphs of this section, range from 3,415 (EDD) to 14,177 (SACOG) county-wide. The County believes that it is prudent to base planning efforts on the higher number, and has explored two methodologies for determining the share of this figure that should be allocated to the unincorporated area. The wide range of the results of these methodologies (738 to 6,705) confirms the difficulty in accurately determining the County's fair share of farmworker housing needs. Again, the County is willing to use the higher figure for purposes of prudent planning.

Therefore, the number of farmworkers in the unincorporated County is determined to be 6,705, and the current housing potential in the unincorporated County may accommodate 4,939 of these persons, leaving an unmet need of 1,766. Based on a conservative occupancy rate of 2.87 persons-per-unit, this figure represents an additional need of 615 housing units for farmworkers. This need could easily be met by further development of single-family mobile homes for agricultural employees on agriculturally-zoned properties, where such units are allowed by zoning clearance or use permit, as discussed in the paragraph above regarding farmworker mobile homes. The Sutter County Geographical Information System (GIS) database indicates that there are 1,612 agricultural parcels of sufficient size to accommodate agricultural-employee mobile homes with development of on-site domestic water wells and sewage disposal systems. At a potential occupancy rate of 2.87 persons per unit, these properties have the potential to provide housing for 4,626 farmworkers. Thus, development of secondary mobile homes as agricultural employee housing will easily accommodate the estimated 615 farmworkers requiring housing in the unincorporated County. Incidentally, the Housing Authority reports that there is no need for additional housing for migrant farmworkers and their families, and that the units reserved for these persons have not had anyone on the waiting lists.

Homeless and Emergency Shelters

Housing for the homeless generally targets two groups: 1) local residents in need of emergency and/or long-term shelter and 2) transients. Transients requiring housing usually only require short-term or emergency shelter; however, the previous Housing Element indicated that both the Sutter County Sheriff's Office and the Yuba City Police Department have indicated the

development of a semi-permanent transient, homeless population living along the Feather and Sacramento Rivers in the unincorporated area. Estimates available in the fall of 1989 for this population group indicated that it is between 35 and 50 people. The 1990 Census listed 63 homeless persons in Sutter County on Census date, all of them in the City of Yuba City and none in the unincorporated area. The 1990 Census distribution was 22 homeless persons in shelters and 41 visible in street locations. No data is available on what portion of this population were families. The Yuba City Police Department estimates that the current permanent population of persons outside of shelters and living in Yuba City and the river bottoms on the Yuba City side of the Feather River is ± 50 .

Similar data from the 2000 Census are not yet available, but the homeless population may be estimated from combining the occupancy counts of local shelters with each shelter's estimate of unmet need for its services, summarized in Table 26 below. Because the shelters are nearly always filled, occupancy count is synonymous with capacity. Furthermore, the two largest cities of Sutter and Yuba Counties, respectively Yuba City and Marysville, are connected by two bridges over the Feather River; thus the homeless population can easily migrate from county to county. Totals in Table 26 therefore represent the bi-county region.

Table 26. Persons in Regional Emergency/Homeless Shelters.

Shelter	Type	Location	Capacity	Unmet Need	Total
Casa de Esperanza	Women & Children (Domestic Violence Victims)	Yuba City	40	20	60
Salvation Army Depot Family Crisis Ctr.	Families, Individuals with Children, Single Women	Marysville	58	62	120
Salvation Army Twin Cities Rescue Mission	Single Men	Marysville	45	30	75
House of Ruth	Transitional: Women w/ children ≤ 5 yrs.	Yuba City	20	20	40
TOTAL			163	132	295

Source: Casa de Esperanza; Salvation Army

Although the total number of persons needing emergency shelter (shelter capacity + unmet need = 295) represents the bi-county area, Sutter County's homeless population may be roughly estimated as half of the total, rounded to 148. By adding this number to the Yuba City Police Department's 50-person estimate of homeless persons not utilizing shelters, the countywide homeless population could reasonably be estimated at 198. Assuming that available bi-county emergency housing may provide shelter to 81 of these persons (50 percent of bi-county shelter capacity), 117 homeless persons in Sutter County may still require emergency and/or transitional housing.

For County residents who require emergency shelter due to disaster or eviction, the Housing Authority provides long-term housing assistance, with preference to those families and individuals meeting certain financial requirements. Short-term emergency shelter, depending on availability, may be provided by the agencies listed in the above table; but regionally there is an unmet need for additional short-term emergency shelter. Reverend Robert Ash of the Salvation Army especially identified a regional need for emergency housing for women. Casa de Esperanza specifically serves the needs of women and children who are victims of domestic violence, and is not a general homeless shelter. The House of Ruth is a privately-funded faith-based facility for women and women with children up to five years old, and is likewise not a general homeless shelter.

In the unincorporated County, emergency shelters are allowed by use permit on properties zoned R-4 (General Apartment), the availability and location of which are discussed in the section on Adequate Sites in the Housing Program. The only R-4 District in the unincorporated County suitable for development of an emergency shelter is Site #17 (APN #19-060-066), a 26.22-acre parcel at the western end of Bridge Street. This parcel is deemed suitable because it is near public transportation, adjacent to sewer and water infrastructure, and is within walking distance of medical facilities, grocery stores, “big-box” outlets and other retail services. Obviously, only a portion of this 26.22-acre R-4 parcel would be required for development as a shelter.

The size of the portion required can be based on the density (shelter capacity per acre) of the four shelter facilities listed in Table 26 above, the average capacity-density of which is 69 persons per acre. In order to meet the needs of the potential 117 persons requiring shelter in the unincorporated area, 1.7 acres of Site #17 would need to be developed as a shelter. Therefore, the County’s R-4 adequate sites inventory, for high-density multi-family residential development, has been reduced by this amount, reflected in Tables 27 through 30 and Tables 32 and 33.

The County’s strategy for developing an emergency shelter is primarily to provide an R-4 parcel as close as possible to public transportation, medical facilities, employment opportunities and retail outlets, for the convenience of both shelter occupants and staff. Furthermore, the parcel must be of sufficient size to accommodate on-site drinking-water well development and sewage disposal in the event that the shelter is not developed by connecting to city water and sewer. Sutter County General Plan policies not only encourage development at the density required for this shelter to connect to city infrastructure, but they also allow individual wells and septic systems under certain circumstances. The following policies apply:

Policy 3.B-2

The County shall approve new development based on the following guidelines for water supply:

- A. Urban and suburban development should rely on public water systems. In cases of existing lots where a public water system does not exist, or is not within 200 feet of the property, individual wells may be permitted.*

Policy 3.C-3

The County may permit on-site sewage treatment and disposal on existing lots in areas designated for suburban/urban development if no public wastewater system is available to serve the project. In cases where public systems are not available, design provisions will be required

and projects will be conditioned to connect to a public system at such time it becomes available per UPC and/or County ordinance. Additionally, it shall be demonstrated that other suitable alternative systems have been considered and documented to be infeasible prior to using a standard septic tank and leach field system.

Moreover, because homelessness is a regional problem (see Table 26 and the discussion at the beginning of this section), County strategy for shelter development necessarily involves a cooperative approach among local governments and non-profit service-provider agencies. The County participates in the Homeless Consortium, which also includes representatives from the City of Yuba City, the Salvation Army, House of Ruth, Casa de Esperanza, and other service providers attempting to address the needs of the homeless through development of a HUD-facilitated Continuum of Care system, which should include development of emergency shelters as well as transitional and permanent housing.

In the unincorporated County, the establishment of emergency shelters in the R-4 District and of transitional housing in the R-3 or R-4 Districts is allowed by use permit. Tables 35 (Residential Zoning Provisions) and 36 (Structural Land-use Controls) fully describe the development standards for these districts, and the tables are followed by an analysis of whether the standards pose any constraints, in this case on the development of emergency shelters or transitional housing. The analysis further describes that flexibility of the standards is provided by administrative appeals or entitlements, including use permits. The use-permit analysis includes an identification of the applicable hearing bodies.

Special Housing Problems

Special housing problems discussed in the previous element were limited to conversions of rental units to condominiums and conversions of mobile home parks either to mobile home subdivisions or to different uses. Furthermore, the previous element based discussions on activities and conditions in Yuba City, which is not the intent of the current revision. Because rental units and mobile home parks in Sutter County are concentrated in the incorporated cities, the County has not experienced such conversions and does not anticipate requests for such conversions during the planning period of this Housing Element revision. Nonetheless, the possibility of conversion exists and is addressed in the following sections.

Conversion of Rental Units to Condominiums

The conversion of rental units may pose significant problems for renters. When rental units are converted to condominiums, the stock of rental units is reduced. This reduction in supply increases demand and may drive up rental rates. New owners, by raising rents or desiring to occupy converted units, may in effect evict existing tenants. Eviction can cause particularly severe hardships for the elderly and/or low-income families, especially if it occurs with short notice or at a time of relatively low vacancy rates in the rental market. The unincorporated County, however, has historically not experienced such conversions due to the lack of rental

units outside of the incorporated cities. In the event that such applications are received by the County, Policy 2.6 of the current Housing Element revision states that,

Conversions of rental housing structures to condominiums shall only be approved when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.

Conversion of Mobile Home Parks

Conversions of mobile home parks to a mobile home subdivision or to a different type of use may cause the same types of problems associated with the conversion of rental units to condominiums. Policy 2.5 of the current Housing Element revision states that,

Conversions of mobile home parks to other non-residential uses or to mobile home subdivisions shall only be approved when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants.

Implementation 2.5.1 of the previous element subsequently required the Community Services Department to:

Amend the Sutter County Ordinance Code to provide requirement tied to minimum vacancy rates in other mobile home parks and health and safety standards for the conversion of existing mobile home parks to owner-occupied parks and/or other uses.

Ordinance Number 1225 amended the Sutter County Ordinance Code by adding chapter 1600, the Affordable Housing Ordinance. Section 1600-400(d) addressed the affordability of mobile home parks converted to subdivisions or cooperative parks by requiring that "...five percent (5%) of the spaces or lots within the mobile home subdivision or stock cooperative park shall be available at sale prices or rental rates affordable to target income group households." The amendment did not, however, provide a requirement tied to minimum vacancy rates in other mobile home parks or to health and safety standards. Health and safety standards for the establishment of mobile home subdivisions, however, are included in the development and performance standards established in Zoning Code Division 57, Mobile Home Subdivision District (M-H-S).

CHAPTER TWO

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

VACANT SITES

The vacant sites inventory includes only those parcels that are either devoid of structural improvements or minimally developed, and that are considered suitable for development within either the five- or ten-year planning period. Within this inventory are agriculturally-zoned parcels that may contain orchards or other crops but that lack primary dwelling units or significant accessory structures, as well as residentially-zoned parcels that are either vacant or contain only dilapidated housing units. Furthermore, only those sites that are suitable for development within the five- or ten-year planning periods are included. Ten-year parcels must be within one mile of city sewer and five-year parcels must be within 1,500 feet. All parcels in the inventory are within the spheres-of-influence and near the city limits of the incorporated cities of Yuba City and Live Oak. Table 27 lists the sites suitable for development within the 10-year planning period, with corresponding distances to existing city sanitary sewer lines.

Table 27. Parcels with Potential for Residential Development, 2002-2012.

Site	APN	General Plan/Zoning	Acreage	Distance to Sewer
1	9-110-010	LDR/R-1-A	2.0	0'
2	9-110-011	LDR/R-1-A	2.30	0'
3	9-110-035	LDR/R-1-A	0.94	0'
4	9-110-036	LDR/R-1-A	0.60	150'
5	9-182-032	LDR/R-1-A	4.64	110'
6	9-182-034	LDR/R-1-A	3.25	700'
7	9-181-039	LDR/R-1-A	7.16	220'
8	9-200-004	HDR/R-4	1.24	400'
9	9-200-005	HDR/R-4	1.10	360'
10	9-221-007	LDR/R-1	22.73	1,350'
11	17-065-008	LDR/R-1-A	10.0	3,940'
12	17-114-034	MDR/R-3	7.88	2,200'
13	17-115-001	MDR/R-3	2.0	1,326'
14	17-115-002	MDR/R-3	2.05	1,480'
15	17-115-011	MDR/R-3	2.80	1,650'
16a	18-091-010	LDR/R-1-A	15.56	1,680'
16b	18-091-010	MDR/R-3	4.21	800'
17	19-060-066	HDR/R-4 (portion of)	24.52	1,340'
18	19-090-007	LDR/R-1-A	15.36	480'
19	19-090-022	LDR/R-2-PD	4.0	440'
20	19-090-023	LDR/R-1-PD	12.0	985'
21	19-090-062	LDR/R-1-A	7.99	0'
22	19-090-080	LDR/R-1	0.90	1,420'
23	19-090-081	LDR/R-1	11.20	650'

Site	APN	General Plan/Zoning	Acreage	Distance to Sewer
24	20-054-005	LDR/R-1-A	23.66	540'
25	20-054-021	LDR/R-1-A	0.45	0'
26	20-054-022	LDR/R-1-A	6.23	520'
27	20-054-027	LDR/R-1-A	20.92	0'
28	22-050-005	LDR/R-1	71.40	0'
29	22-060-013	LDR/R-1-A	9.54	2,000'
30	22-060-016	LDR/R-1-A	10.0	0'
31	22-060-027	LDR/R-1-A	24.01	2,210'
32	22-060-029	LDR/R-1-A	34.01	0'
33	22-060-032	LDR/R-1-A	2.54	1,150'
34	22-060-033	LDR/R-1-A, R-1	17.05	0'
35	22-060-044	LDR/R-1-A	5.81	670'
36a	22-072-043	MDR/R-3	4.72	0'
36b	22-072-043	LDR/R-1	8.01	300'
37	26-030-024	LDR/R-1	6.70	1,480'
38	26-080-018	LDR/RE	2.35	0'
Sub-Total HDR			26.86 HDR	
Sub-Total MDR			23.66 MDR	
Sub-Total LDR			363.31 LDR	
TOTAL			413.83 Acres	

Source: Sutter County Community Services Department

Table 28 indicates the number of housing units that could be constructed on the parcels according to the development density ranges of the respective General Plan land-use designations. Minimum and maximum potential units in Table 28 are derived by multiplying the low and high density range figures (allowable units-per-acre) by the amount of acreage available in each land-use designation.

Table 28. Potential Housing Units Based on Available Land, 2002-2012.

General Plan	Density Range	Acres Available	Minimum Units	Maximum Units
HDR	25-45 Units/Acre	26.86 HDR	671	1,208
MDR	8-25 Units/Acre	23.66 MDR	189	591
LDR	2-8 Units/Acre	363.31 LDR	726	2,906
TOTAL		415.53	1,586	4,705

Source: Sutter County Community Services Department

Table 29 lists the parcels that are within 1,500 feet of city sewer lines, representing the parcels with potential for development within the planning period of the current Housing Element revision. Parcels in the Live Oak (Assessor's Book 9) sphere-of-influence are included that are within 1500' of a minimum 8" sewer line. (See Attachments, Figures 1 & 2). Sites 8 and 9, however, are not included in Table 29 because the County does not consider that these sites will

be developed for high-density residential use, even though the sites are designated HDR in the Sutter County General Plan. These parcels are adjacent to the Live Oak city limits, and are designated Light Industrial in the City of Live Oak General Plan. Residential development of the parcels would also depend on capacity upgrades to the Live Oak sewer system, which may not be accomplished in this area within the 5-year planning period.

Table 29. Parcels with Potential for Residential Development, 2002-2007.

Site	APN	General Plan/Zoning	Acreage	Min. Units	Max. Units
1	9-110-010	LDR/R-1-A	2.0	4	16
2	9-110-011	LDR/R-1-A	2.30	4	18
3	9-110-035	LDR/R-1-A	0.94	1	7
4	9-110-036	LDR/R-1-A	0.60	1	4
7	9-181-039	LDR/R-1-A	7.16	14	57
13	17-115-001	MDR/R-3	2.0	16	50
14	17-115-002	MDR/R-3	2.05	16	51
16b	18-091-010	MDR/R-3	4.21	33	105
17	19-060-066	HDR/R-4	24.52	613	1,103
18	19-090-007	LDR/R-1-A	15.36	30	122
19	19-090-022	LDR/R-2-PD	4.0	8	32
20	19-090-023	LDR/R-1-PD	12.0	24	96
21	19-090-062	LDR/R-1-A	7.99	15	63
22	19-090-080	LDR/R-1	0.90	1	7
23	19-090-081	LDR/R-1	11.20	22	89
24	20-054-005	LDR/R-1-A	23.66	47	189
25	20-054-021	LDR/R-1-A	0.45	1	3
26	20-054-022	LDR/R-1-A	6.23	12	49
27	20-054-027	LDR/R-1-A	20.92	41	167
28	22-050-005	LDR/R-1	71.40	142	571
29	22-060-013	LDR/R-1-A	9.54	19	76
30	22-060-016	LDR/R-1-A	10.0	20	80
31	22-060-027	LDR/R-1-A	24.01	48	192
32	22-060-029	LDR/R-1-A	34.01	68	272
33	22-060-032	LDR/R-1-A	2.54	5	20
34	22-060-033	LDR/R-1-A, R-1	17.05	34	136
35	22-060-044	LDR/R-1-A	5.81	11	46
36a	22-072-043	MDR/R-3	4.72	37	118
36b	22-072-043	LDR/R-1	8.01	16	64
37	26-030-024	LDR/R-1	6.70	13	53
38	26-080-018	LDR/RE	2.35	1	2
Total HDR			24.52	613	1,103
Total MDR			12.98	102	324
Total LDR			307.13	615	2,457
TOTAL			344.63	1,330	3,884

Source: Sutter County Community Services Department

Table 30 summarizes the potential number of housing units that could be constructed on the parcels listed in Table 29 during the five-year planning period, based on the revised relative percentages of housing need per income group (Revised Regional Housing Needs Allocation, see Table 20). These percentages are based on methodology previously used by the County in routinely determining the current supply of available land for 5- and 10-year needs of the target income groups. The Board of Supervisors determined that this methodology was a reasonable approach for determining housing distribution among different income groups. Furthermore, the methodology utilizes the following assumptions, based on historical densities and development trends:

- 5% of the development potential of lands designated LDR could serve the Very Low Income Group (based on LDR units constructed during the Interim Period, 5.1% of which were affordable to the Very Low Income Group; see Table 19).
- 10% of the development potential of lands designated LDR could serve the Low Income Group (based on LDR units constructed during the Interim Period, 10.8% of which were affordable to the Low Income Group; see Table 19).
- 85% of the development potential of lands designated LDR could serve the Moderate and Above Moderate Groups (based on LDR units constructed during the Interim Period, 84.1% of which were affordable to the Moderate and Above Moderate Income Groups; see Table 19).
- 50% of the development potential of lands designated MDR could serve the Very Low Income Group and the other 50% could serve the Low Income Group.*
- 50% of the development potential of lands designated HDR could serve the Very Low Income Group and the other 50% could serve the Low Income Group.*
- Development potential is assumed to occur at 54% of the maximum potential, which represents the average density of residential subdivisions approved over the past ten-year period.

* Based on the previous Housing Element (1996 Technical Update, Table R-27), which indicated 32.59 acres of R-3 & R-4-zoned land (with sewer and water available) with a development potential of at least 140 units (54% of maximum potential). The only multi-family housing constructed in the unincorporated County between 1989-1996 was the Mahal Plaza, which provided 98 units of Very-Low- and Low-Income housing. This illustrates that 50% of the development potential (minimum 70 units) of the only developed MDR or HDR site served the Very-Low- and Low-Income Groups.

Table 30. Potential Housing Units per Income Group, 2002-2007.

Income Group	RHNA	RHNA Percent	Potential Units (Allowable Range)	Potential Units (Historical Average)
Very Low	437	33%	389-837	451
Low	384	29%	419-959	517
Moderate	231	17%	215-860	464
Above Moderate	276	21%	307-1,228	663
TOTAL	1,328	100%	1,330-3,884	2,095

Source: SACOG; Sutter County Community Services Department

Table 31 provides examples of recent residential developments that demonstrate the appropriateness of using historical averages to determine potential housing units per income group.

Table 31. Recent Low- and Medium-Density Residential Developments.

Development	GP/Zoning	Acres	Potential Units	Built Units	Sales/ Rental Cost	Affordability
Mahal Plaza	MDR/R-3	8	64-200	98 ¹	\$496 (2 BR)	VLI, LI, MOD
River Oaks #7	LDR/R-1	4.51	9-36	20	\$132,000- \$135,500	LI, MOD
River Oaks #12	LDR/R-1	14.81	29-118	72	\$134,700- \$243,400	MOD, AMOD
Infill SFRs (Robbins)	ER/R-1	2.7	5-21	9 ²	\$145,000- \$150,000	MOD

Source: SACOG; Sutter County Community Services Department

¹ Project includes a 3,000 sq. ft. community center and a 3,800 sq. ft. day care

² Lot sizes range from 7,000 sq. ft. to 34,868 sq. ft.

Table 32 further applies the RHNP allocation percentages to the acreage available in each zoning designation to determine the developable acreage for each income group.

Table 32. Potential Developable Acreage per Income Group, 2002-2007.

Gen. Plan	Zoning	Acreage	VLI	LI	Mod.	Above Mod.
HDR	R-4	24.52	12.26	12.26	0	0
MDR	R-3	12.98	6.49	6.49	0	0
LDR	R-1, -2	307.13	15.36	30.71	107.50	153.56
TOTAL		344.63	34.11	49.46	107.50	153.56

Source: Sutter County Community Services Department

Table 33 allocates developable acreage and potential housing units in each zoning designation to each basic housing unit type, based both on the acreage-per-zoning district from Table 29 and roughly on the distributions from Table 8, which summarizes existing housing units by type.

Table 33. Acreage and Potential Units per Housing Type, 2002-2007.

Housing Unit Type	Zoning	Acreage	Potential Units (Range)
Single Family	R-1 or R-2	272.42	546-2,179
Multi-Family	R-3	12.98	102-324
Multi-Family	R-4	24.52	613-1,103
Mobile Homes	R-1 or R-2	34.71	69-278
TOTAL		344.63	1,330-3,884

Source: Sutter County Community Services Department

Zoning

Appropriate zoning for residential development of vacant sites is currently in place for each vacant parcel in the 5-year land inventory according to the General Plan designations in Table 28 above. The zoning classifications are all consistent with the General Plan land-use designations covering the subject properties, and provide a framework to ensure that adequate land is available for the development of affordable housing for all target income groups, especially very low- and low-income. Table 34 summarizes the development standard densities and consistent zoning for the General Plan land-use designations of High-, Medium- and Low-Density Residential, and Table 35 summarizes the respective consistent residential zoning classifications and the provisions of each classification that encourage particular varieties of housing types for each income level. Table 36 describes the structural land-use controls, such as building setbacks, height limitations, and parking requirements.

Table 34. General Plan Land-Use Designations.

General Plan Designation	Density Range	Consistent Zoning
High-Density Residential (HDR)	25-45 Dwelling Units/Acre	General Apartment (R-4)
Medium Density Residential (MDR)	8-25 Dwelling Units/Acre	Neighborhood Apartment (R-3)
Low Density Residential (LDR)	2-8 Dwelling Units/Acre	Residential Estate (RE) One Family Residence (R-1) Two Family Residence (R-2) Mobile Home Subdivision (MHS)

Source: Sutter County General Plan 2015 Policy Document

Table 35. Residential Zoning Provisions.

Zone	Permitted Uses	By Use Permit or Zoning Clearance	Minimum Lot Size
RE	- Guest cottages/servants quarters - Mobile homes - One-family residences - Residential care homes - Small family day care homes	- Day care centers - Residential care facilities - Second residential unit	40,000 sq. ft.
R-1	- Mobile homes - One-family residences - One-family residences (zero lot line) - Residential care homes - Small family day care homes	- Day care centers - Mobile home parks - Residential parking waivers - Residential care facilities - Second residential unit (UP or ZC)	5,000 sq. ft. with public sewer <u>and</u> water systems; 7,500 sq. ft. with private water <u>or</u> sewer systems; 10,000 sq. ft. with private water <u>and</u> sewer systems

Zone	Permitted Uses	By Use Permit or Zoning Clearance	Minimum Lot Size
R-2	• Mobile homes • One-family residences • One-family residences (zero lot line) • Residential care homes • Small family day care homes • Two-family residences • Two one-family residences	• Day care centers • Large family day care homes (ZC) • Mobile home parks • Residential parking waivers • Residential care facilities	• 5,000 sq. ft. with public sewer <u>and</u> water systems; • 7,500 sq. ft. with private water <u>or</u> sewer systems; • 10,000 sq. ft. with private water <u>and</u> sewer systems
R-3	• Condominiums • Group residences • Multiple-family residences • Residential care homes • Small family day care homes • Townhouses • Uses permitted in R-1/R-2 except one-family or two-family residences unless parcel size prevents other residential use	• Boarding houses • Day care centers • Large family day care homes (ZC) • Mobile home parks • Residential parking waivers • Residential care facilities • Transitional housing • Uses requiring use permits in R-1/R-2 unless permitted	• 5,000 sq. ft. with public sewer <u>and</u> water systems; • 7,500 sq. ft. with private water <u>or</u> sewer systems; • 10,000 sq. ft. with private water <u>and</u> sewer systems
R-4	• Condominiums • Group residences • Multiple-family residences • Residential care home • Small family day care home • Townhouses • Uses permitted in R-1/R-2/R-3 except one-family or two-family residences unless parcel size prevents other residential use	• Boarding houses • Day care centers • Emergency shelters • Large family day care homes (ZC) • Mobile home parks • Residential parking waivers • Residential care facilities • Transitional housing • Uses requiring use permits in R-3 unless permitted	• 10,000 sq. ft.
MHS	• One mobile home on a lot of record		• 5,445 sq. ft. (6,000 sq. ft. for corner lots) with public sewer <u>and</u> water systems; • 10,000 sq. ft. with

Zone	Permitted Uses	By Use Permit or Zoning Clearance	Minimum Lot Size
			private water and public sewer systems; 15,000 sq. ft. with public water and private sewer systems

Source: Sutter County Zoning Code

Table 36. Structural Land-Use Controls.

Zone	Setbacks	Max. Height	Max. Coverage	Parking	Other
RE	Front = 30' Side = 10' Rear = 30'	35'	20%	2 spaces/unit; Garage & carport entrances must have 20' setback	ROW dedication, utility easements, improvements
R-1	Front = 15' Interior Side = 5' Street Side = 10' Rear = 25' or 20% of lot depth, whichever is less	2 stories, 35'	40%	2 spaces/unit; Garage & carport entrances must have 20' setback	ROW dedication, utility easements, improvements
R-2	Front = 15' Interior Side = 5' Street Side = 10' Rear = 25' or 20% of lot depth, whichever is less	3 stories, 35'	45%	2 spaces/unit; Garage & carport entrances must have 20' setback	ROW dedication, utility easements, improvements
R-3	Front = 15' Interior Side = 5' Street Side = 10' Rear = 20'	3 stories, 40'; if within 25' of an R-1 District, then 2 stories, 30'	60%	1 space per studio, 1.5 spaces per 2-BR unit, 2 spaces per ≥3-BR unit, 1 guest space per 10 units; Garage & carport entrances must have 20' setback; landscaping adjacent to and within parking areas	10' minimum distance between main buildings on same lot; 200 sq. ft./unit open space or recreation area; Lighting for parking lots with ≥5 spaces; ROW dedication, utility easements, improvements

Zone	Setbacks	Max. Height	Max. Coverage	Parking	Other
R-4	Front = 15' Interior Side = 5', but when next to R-1 or R-2, add 2' per story >1; Street Side = 15'; Rear = 10', but when next to R-1 or R-2, 15'	4 stories, 48'; if ≤35' from R-1, 3 stories, 40'; if ≤25' from R-1, 2 stories, 30'	60%	1 space per studio, 1.5 spaces per 2- BR unit, 2 spaces per ≥3-BR unit, 1 guest space per 10 units; Garage & carport entrances must have 20' setback; landscaping adjacent to and within parking areas	200 sq. ft./unit open space or recreation area; Lighting for parking lots with ≥5 spaces; ROW dedication, utility easements, improvements
MH S	Front = 15'; Interior Side = 5'; Street Side = 10' Rear = 20'		40%	2 spaces/unit, plus 1 guest space per 5 units; Garage & carport entrances must have 20' setback	ROW dedication, utility easements, improvements

Source: Sutter County Zoning Code

Land-use controls such as building setback, height limits and parking requirements are typical of those standards imposed by other jurisdictions, and neither the development community nor third-party reviewers provided any indication during the public participation process that the standards and required improvements posed constraints on development. Section 1500-8015(b) of the Sutter County Zoning Code states that,

The word 'improvement' shall mean the installation of curbs, gutters, sidewalks, and street paving as are required by the Sutter County Public Works Department on that side of the centerline of the street which adjoins such lot. Improvements shall also mean the installation of, and/or the extension of, water and sewer lines as provided for in the General Plan...Road widths and utility easements are established in the General Plan to adequately protect the traveling public and property owners entering and exiting public thoroughfares as well as providing sufficient paving width to appropriately accommodate emergency vehicles...Utility easements are required and sized in order to facilitate appropriate services available to the land and improvements situated thereon. Additional rights-of-way appropriate to maintain the paved portions and afford adequate parking are also established in the General Plan. Installation of curbs, gutters, sidewalks, and water and sewer services similarly implement related general plan policies and enhance various protections available to the land and structures...as well as [to] those persons who will use them by affording safe pedestrian access, drainage, protection from errant vehicles, fire safety, and appropriate sanitary and public health provisions.

Nonetheless, the County may grant waivers pursuant to the Affordable Housing Ordinance or may provide relief from Zoning Code standards through administrative appeals or entitlements, such as variances, planned-developments, or conditional use permits. Section 1600-500(d) of the Affordable Housing Ordinance states that,

The Planning Commission, upon request by the project applicant, may modify the following design and development standards for development projects providing on-site affordable housing units:

- (1) *Setbacks*
- (2) *Lot Size*
- (3) *Lot Configurations*

The Variance process is a mechanism whereby the Planning Commission may grant relief from applicable provisions of the Zoning Code. The Sutter County ordinance governing the issuance of variances is harmonious with state law and requires the findings as established by Government Code section 65906. A variance may be granted for requested deviations from physical or structural standards, but not for a use that is not otherwise authorized by the applicable zoning district. The county offers a half-price fee for variance applications involving existing single-family dwellings, e.g., where setback reductions are required in order to accommodate wheelchair ramps or other structural modifications required for access by disabled persons. Variance approval normally requires a public hearing before the Planning Commission, which takes between 60-90 days following receipt of a complete application. However, pursuant to Government Code §65901(b), the Sutter County Zoning Code permits an administrative grant of variance, without a public hearing. Section 1500-8018(i) states that,

The Zoning Administrator may grant a variance to facilitate the purposes of this subsection where practical difficulties, unnecessary hardships [e.g., for persons with disabilities] or results inconsistent with the purpose and intent of this subsection may result from the strict application of certain area, height, yard and space requirements. The Zoning Administrator may grant a variance for such area, height, yard and space requirements up to 20% of the standard contained within the corresponding section of this Chapter.

The Planned Development process also provides relief from certain development standards; but is a legislative action (rezoning), requiring Board of Supervisors approval at a public hearing, that creates a Planned Development Combining District with any basic district. For example, where the basic district is R-4, the process would create an R-4-PD (General Apartment-Planned Development Combining) District. Zoning Code §1500-6312 states that the purposes of the Planned Development are:

- (a) *To encourage creative and more efficient approaches to the use of land through lot design, use of open space, mixture of land usage and/or densities, adjustment of setbacks or other means to create a better environment; or*
- (b) *To allow development whose type, or design, requires special consideration in order to assure compatibility with adjacent land use.*

The Planned Development process allows any and all uses that are permitted in the basic district, including those uses that are only allowed by use permit, as well as additional uses otherwise not permitted in the basic district as long as the additional uses are clearly intended to serve the development and are consistent with General Plan policies applicable to the area. A development plan is required, but may propose smaller minimum lot size, shorter minimum lot width, greater maximum percentage of lot coverage, greater maximum building height, smaller minimum yards (setbacks) and reductions of other development standards otherwise applied in the basic district. Planned Development approval requires an initial public hearing before the Planning Commission, which provides a recommendation to the Board of Supervisors for the final public hearing. Both hearings are generally conducted within 90 days of receipt of a complete Planned Development application.

Use permits are appropriate for proposed uses that may have the potential to negatively affect adjacent parcels and/or uses. The use permit process ensures a more comprehensive review that may include environmental analysis and also provides a mechanism by which to apply conditions of approval to the project, if necessary, to mitigate potential negative effects. Single use permit applications are subject to approval by the Planning Commission at a duly noticed public hearing, which is held within sixty days after the application is determined to be complete. When a use permit application is submitted in concert with one or more other applications that require Board of Supervisors approval, e.g., rezonings, the Planning Commission acts as an advisory body to the Board of Supervisors and forwards a recommendation only.

Use permit applications involving existing or proposed dwelling units (up to four units) are considered minor use permits by the County and are subject to an approximately forty-six (46) percent fee reduction. Pursuant to the California Environmental Quality Act and the Guidelines thereof, use permits that involve existing facility alterations, replacement or reconstruction, and new construction or conversion of small structures (including up to three single-family residences and six multi-family dwelling units in urbanized areas) are categorically exempt from the provisions of CEQA (Guidelines sects. 15301-15303). These exemptions significantly reduce the application processing cost and review periods of eligible housing projects.

Public Facilities and Services

Public facilities include sewer, water, roads, drainage, parks and public landscaping, and libraries. These facilities either currently exist at the parcels available for residential development or are reasonably near enough to permit development of the parcels within either five or ten years. State, county and incorporated city policies require any development within 200 feet of public sewer lines to connect to the public sewer rather than utilize on-site sewage disposal systems. In addition, the City of Yuba City adheres to a City Council policy that requires new development that proposes connection to city sewer to be annexed to the city. Existing development connections to city sewer are considered on a case-by-case basis and may not require annexation. On March 22, 2001, the Local Agency Formation Commission (LAFCO) approved Yuba City's request to be able to supply water to anywhere within their sphere of influence (LAFCO Resolution 2001-1) without requiring annexation. The City of Live Oak

likewise lacks a municipal code provision that requires annexation in order to connect to public sewer, but the City Council reserves the option to either grant or deny public sewer connection to parcels outside city limits.

Services are provided by County and quasi-public agencies, and include police, fire and emergency services, general government, health and social services, and the courts and criminal justice system. Provision of such services to new developments is in part funded by development impact fees (see the Provision of Services discussion in the Constraints on Housing, Governmental Constraints section).

CHAPTER THREE

CONSTRAINTS ON HOUSING

The ability of the housing market to supply an adequate number of new dwellings to meet annual demand is affected by a variety of factors, or constraints. These constraints may be generally classified as governmental and non-governmental (private market).

GOVERNMENTAL CONSTRAINTS

Local governmental constraints on the provision of new housing fall into one of six categories: land-use controls, codes and enforcement, development requirements, fees and exactions, processing and permitting procedures, and provision of services.

Land-use Controls

Because of Sutter County's dependence on agriculture, one of the principal historical goals of the county has been the continuation of a strong, viable agricultural community. Toward this end, Sutter County General Plan policies encourage or require urban residential development to locate in urbanized areas. Efficient land use in the urbanized areas is necessary to preserve agricultural land, therefore County policies and ordinances have been developed to increase densities and to focus housing development in non-agricultural areas.

Descriptions of development standards and structural land-use controls specific to each zoning district are provided in Tables 35 and 36, following which is an analysis of whether these standards and controls constrain development of housing, including affordable housing.

Zoning

Implementation 2.2.2 of the previous Housing Element required the Community Services Department to "initiate the rezoning of sufficient land area with adequate services to fulfill the five-year new construction need of the Regional Allocation Plan." The County subsequently initiated rezoning actions to ensure a 5-year supply of appropriately zoned land for residential development. The County has periodically reviewed the supply of such land and found the supply to be sufficient for both 5- and 10-year planning periods through at least 2012.

Development standards are specific to the individual zoning districts as described in the Sutter County Zoning Code. Descriptions of the standards, including both zoning provisions and structural land-use controls, are contained in Tables 35 and 36.

Growth Controls

Sutter County has not adopted any growth controls.

Open Space Requirements

Requirements for open space or recreation areas apply only to multi-family developments in R-3 (Neighborhood Apartment) and R-4 (General Apartment) Districts. Two hundred square feet of open space are required per housing unit in either zoning designation according to the following criteria contained in Zoning Code sections 1500-2814(1) and 1500-3114(1):

- A) *To qualify as open space an area must be a minimum of 6 feet by 10 feet located between the required front yard, street side yard and rear property line.*
- B) *Areas that may be included are private or common balconies, patios or decks; recreation rooms, roof areas designed to accommodate recreation or leisure activities, swimming pool/spa areas, other types of recreation or leisure area, landscaped areas.*
- C) *Areas that do not qualify are front and street side yards, driveways and parking areas and associated required landscaping, clothes drying areas, walkways between buildings and entryways.*
- D) *At least 20 percent of the open space/recreation area shall be landscaped.*

The County believes that rather than being a constraint on the development of multi-family housing, the above open-space requirements provide essential social and recreational benefits to residents of higher-density developments.

Codes and Enforcement

Building permit applications are initially reviewed by Planning Division staff to determine whether a proposed housing unit(s) or development project complies with the County Zoning Code. Subsequent reviews by Environmental Health and Building Inspection Division staff scrutinize any project for compliance with applicable sections, respectively, of the State Health & Safety Code and the Uniform Building Code. Sutter County utilizes the most recent edition of the Uniform Building Code with no amendments or added requirements. The County's current code enforcement effort is based upon personnel in the Planning, Environmental Health and Building Inspection Divisions responding to complaints received by the Community Services Department.

Development Requirements

Development requirements for streets, paving depth, sidewalks, etc. are important in relationship to residential projects since these requirements substantially affect housing costs. In 1982, in an attempt to both reduce housing costs and to establish comparable development requirements, the County and the City of Yuba City reviewed their respective development standards and subsequently altered the standards to unify and reduce the requirements for both jurisdictions. Local builders, developers and realtors asked to provide input on governmental constraints did not offer any opinions that current development requirements in Sutter County unduly constrain housing development.

Fees and Exactions

In 1995 the County of Sutter and the City of Yuba City cooperatively developed a Fee Justification Study, pursuant to the requirements of Assembly Bill 1600, that established a rational and substantial nexus between new development and the corresponding increase in the need for public facilities and services. The Study determined fees to be levied to mitigate impacts to County general government, the court and criminal justice system, health and social services, libraries, the Sheriff's Department and to fire and emergency services. The revised fee structure is consistent with the Transportation and Circulation Element and Public Facilities and Service Element of the Sutter County General Plan and the Yuba City Urban Area General Plan of the City of Yuba City. Revenues raised by development impact fees are placed in a separate account and are used solely to pay for public facilities related to new development. Developers of any project may apply to the Board of Supervisors for a fee waiver where a reasonable relationship does not exist between the public facility impacts of that development and the fee charged.

In comparison to development impact fees charged by neighboring jurisdictions, a 2001 update of the 1995 Fee Justification Study included an impact fee comparison that revealed that fees for single-family residence development in the unincorporated County were lower than similar fees charged by 11 nearby jurisdictions for the cities or urban areas of Davis, Roseville, Lincoln, Woodland, Rocklin, Chico, West Sacramento, Yuba City, Butte County, Yolo County and the Plumas Lake area of Yuba County. The Fee Justification Study also revealed that the existing fee structure only provided 35 percent of what the County needed to expand infrastructure at the same rate as population growth. Although the County adopted a new fee structure in 2001 that would be implemented over a five-year period to collect up to 100 percent of infrastructure development costs, the County restricted impact fees for certain types of development in order to encourage activity in these areas. In order to promote affordable housing, fees for multi-family housing development were restricted to about 62 percent of the full increase amount recommended by the Fee Justification Study; and fees for commercial, office and industrial development were respectively reduced to 51-, 29- and 29 percent of the recommended increase amount in order to promote business development and to address the local jobs/housing imbalance.

Processing and Permit Procedures

Locally, the development application approval process does not create an unusually long delay. Most use permits, rezonings and tentative maps are processed within two to four months of the submittal date. Prolonged processing times (in excess of six months) only occur when applications involve a change of policy, such as a General Plan amendment, or complicated environmental issues, which may in turn warrant preparation of an environmental impact report. Expedient processing has been achieved by deference to the 1996 General Plan and Environmental Impact Report. These documents allow relatively quick and easy evaluation of most projects in terms of conformance with the General Plan and of the scope of environmental factors to be considered.

The building permit process is likewise a relatively simple function, seldom requiring more than three weeks from application to issuance.

Provision of Services

In the Yuba City Urban Area the County has allowed low-density residential development on private wells and municipal and public water systems with either private on-site sewage disposal systems or municipal sanitary sewer system connections. In general, higher density residential uses have connected to the Yuba City sewer system and are therefore primarily not located in the unincorporated area. In deference to the Uniform Plumbing Code (California Plumbing Code), both Yuba City and Sutter County have implemented policies whereby new water and sewer services are not provided outside of city limits except where existing water and/or sewage disposal systems have failed. In cases involving failure of septic systems, the County Environmental Health Division must certify the necessity of the connection to the City of Yuba City. Availability of city sanitary sewer is constrained by section 713.4 of the California Plumbing Code, which states,

The public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto, is located more than two hundred (200) feet (60.8 m) from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer.

County General Plan Policy 3.C-1.C., reflecting the above section, states,

Within existing rural communities and agricultural lands, all new lots shall meet State Guidelines for Wastewater Disposal from Land Development, published by the Central Valley Regional Water Quality Control Board. In addition, developers and/or property owner shall enter into an agreement with Sutter County stipulating that each property and future subdivided parcels shall be required to connect to a public sewer system once the sewer line that would serve that property is within 200 feet of the property line.

In February, 1990, Sutter County adopted a policy restricting new development in the Yuba City Urban Area to only those projects which could be served by a sanitary sewer system or other sewer system option such as STEP (Septic Tank Effluent Pump) systems. Several residential projects in the Tierra Buena area have developed or are considering developing residential STEP systems. Initial costs for development on STEP systems are less than individual lot development costs on the City of Yuba City's sanitary sewer system. STEP systems, however, have a significantly higher long-term maintenance cost. The major advantage to STEP system development is that the substantial initial cost of a conventional sanitary sewer line extension to the Tierra Buena area is avoided.

Outside of the Yuba City Urban Area, services generally consist of septic systems and private wells. Such development may require a minimum of one-acre sites, in that the Environmental Health division now requires a 100-percent replacement area to be utilized in case of failure of the existing septic system. Development of R-1, -2, -3 and -4 parcels utilizing both private sewer and water supply, however, is permitted on lots as small as 10,000 square feet, subject to the approval of Environmental Health.

Several special governmental agencies have been formed within some of the rural communities. Water service is provided to the communities of Robbins, Sutter and East Nicolaus through various agencies. The community of Robbins also has a small sewage treatment plant, but its capacity has been met by a surge of market-rate residential-unit construction during 2001.

Local Efforts to Remove Governmental Constraints

Although local developers, builders and realtors did not identify any governmental constraints as part of their input in the public participation phase of the development of this housing element revision, Sutter County has nonetheless identified and mitigated certain policies and programs in order to encourage residential development. Beginning with the cooperative reduction and unification of development requirements between the County and the City of Yuba City in 1982, the County has continued to provide an environment conducive to development. Following the General Plan update and technical revision of the Housing Element in 1996, the County identified and rezoned enough land to satisfy more than a projected ten-year residential development need. The County's restructuring of its development impact fees in 2000 created a five-year phase-in of higher fees that specifically minimized fee increases associated with multi-family residential and commercial/industrial development. The County overall continues to provide one of the most favorable environments for development among the jurisdictions in the Yuba-Sutter and Sacramento housing market areas.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints, or private-market forces, affect a variety of factors, including the availability and cost of financing, raw land development, and construction. Local developers report no significant non-governmental constraints, and on the contrary indicate that traffic in the

local housing market is brisk. Several developers expressed concern that residential development in Sutter County may be perceived by many residents as proceeding too quickly.

Financing Cost and Availability

The availability of financing is not currently a constraint on housing development. Annual average interest rates of 30-year fixed-rate mortgages have declined from 10.19 percent in 1990 to 7.16 percent in 2001, and in the first months of 2002 have ranged between six and seven percent. Besides the trend of lowering interest rates, local developers report that another significant difference between the lending environment of 1990 and post-2000 is that most banks now require a ten percent hard cash equity. This ten percent down may create significant hardship for target income households attempting to purchase a home in that lower interest rates have been at least partially offset by a strong increase in single-family home sales prices.

In 1990 the median new home sales price in Sutter County was \$110,000. For the year 2000, the County Assessor reported that the median home sales price in the unincorporated County was \$132,500, but this figure includes both new and resale homes. Local developers report that by 2002 the median new home sales price had risen to nearly \$180,000, and that virtually no new homes were available for less than \$150,000 (the Sutter-Yuba Association of Realtors reported that third-quarter 2001 median home sales price countywide was \$172,600). Assuming a ten percent down payment and a 30-year fixed rate mortgage at 6.5 percent, a \$172,600 home would require a \$17,260 down payment and monthly payments of \$1,049. Further assuming that a given household would be paying 30 percent or less of gross income for housing, a new median-priced \$172,600 home would only be affordable to families with a gross household income of at least \$41,918, or \$3,318 more than the Area Median Income (AMI) of \$38,600. A low-end new home costing \$150,000 would require a \$15,000 down payment, \$4,050 in closing costs, and a monthly payment of \$957. Such a home would be technically affordable to a family earning the AMI, but would require the family to have \$20,000 in savings in order to afford the down payment and closing costs. It is important to note that these calculations are based on families with little or no other debt and good credit. Families with blemished credit are generally faced with higher interest rates that may range as high as 15 percent.

Land Cost and Availability

Land cost and availability also do not presently constrain the local housing market. The cost of raw land for residential development varies depending on project location and existence or proximity of infrastructure. Local developers report that raw land and development costs comprise between 21-26 percent of the major cost components of a new single-family home. This relative percentage has declined slightly from 1990, when land and development costs comprised approximately 29 percent of total costs. Availability of land, as discussed in the Inventory of Land Suitable for Residential Development section, is likewise not a constraint on housing development, in that the unincorporated County has more than 348 acres of land suitable for development within the five-year planning period of 2002-2007. Depending on density of

development, this land could accommodate between 1,610-4,387 housing units, sufficient to meet the needs of all income groups.

Construction Cost

Cost of construction, including labor and materials, has generally increased over the past decade. The previous Housing Element noted that construction labor and materials comprised 46% of the major cost components of single-family residence development, whereas local developers report that construction costs account for 48%-56%. This increase has been partially offset by decreases in the relative percentages of land cost and development and interest rates.

Year	Construction Cost (\$/sq ft)	Land Cost (\$/sq ft)	Development Cost (\$/sq ft)	Interest Cost (\$/sq ft)	Total Cost (\$/sq ft)
2000	15.0	10.0	5.0	2.0	32.0
2001	15.5	10.5	5.5	2.1	33.6
2002	16.0	11.0	6.0	2.2	35.2
2003	16.5	11.5	6.5	2.3	36.8
2004	17.0	12.0	7.0	2.4	38.4
2005	17.5	12.5	7.5	2.5	40.0
2006	18.0	13.0	8.0	2.6	41.6
2007	18.5	13.5	8.5	2.7	43.2
2008	19.0	14.0	9.0	2.8	44.8
2009	19.5	14.5	9.5	2.9	46.4
2010	20.0	15.0	10.0	3.0	48.0
2011	20.5	15.5	10.5	3.1	49.6
2012	21.0	16.0	11.0	3.2	51.2
2013	21.5	16.5	11.5	3.3	52.8
2014	22.0	17.0	12.0	3.4	54.4
2015	22.5	17.5	12.5	3.5	56.0
2016	23.0	18.0	13.0	3.6	57.6
2017	23.5	18.5	13.5	3.7	59.2
2018	24.0	19.0	14.0	3.8	60.8
2019	24.5	19.5	14.5	3.9	62.4
2020	25.0	20.0	15.0	4.0	64.0

CHAPTER FOUR

ENERGY EFFICIENT HOUSING

County programs to promote energy conservation primarily focus on enforcement of building code requirements that ensure energy efficiency for new residential construction, and the County has adopted the energy standards of the California Energy Commission (Title 24 Part 6, California Energy Code). These standards ensure the energy efficiency of new, remodeled and rehabilitated housing units. Over 60 percent of housing units in the unincorporated County, however, were built prior to 1975, when there was far less concern for energy efficiency in residential construction. Table 37 lists housing units in the unincorporated County by year built.

Table 37. Housing Units by Year of Construction.

Time Period	Total Units	Percent	Total Percent
Pre 1950	2,083	15.9	15.9
1950-1959	1,878	14.3	30.2
1960-1969	2,566	19.6	49.8
1970-1979	2,807	21.4	71.2
1980-1989	2,333	17.8	89.0
1990-1999	1,448	11.0	100.0
TOTAL	13,115	100.0	

Source: 1999 Housing Condition Survey; Sutter County Community Services Department

Based on the above distribution, approximately 7,930 housing units in the unincorporated area were constructed prior to 1975. Although these pre-1975 units are generally sound housing, many of them are energy inefficient and could benefit from cost-effective retrofit programs. The following organizations provide assistance with weatherization, minor home repairs and/or utility bills.

The Consolidated Area Housing Authority of Sutter County (Housing Authority) provides assistance to low-income groups, senior citizens and landlords. The Housing Authority conducts energy audits, maintains and upgrades assisted housing units, and administers the Sutter County Housing Rehabilitation Program, whereby very low and low income home owners may apply for no-interest loans for specific health and safety repairs, including those repairs related to energy efficiency.

The Community Resource Project (CRP) replaced the Rural Opportunity Resource Center, and provides services to low-income groups and senior citizens. The two primary programs of the CRP are no- or low-cost home weatherization and energy assistance (assistance with payment of energy bills). In 2001, the CRP estimates that it will assist ± 350 homes with weatherization and $\pm 1,000$ families with energy assistance. As well as providing financial assistance, the CRP also provides networking and referrals to any County resident seeking information or assistance with energy efficiency. From 1997 through 2001, the CRP provided \$458,459 of weatherization and rehabilitation assistance to 461 households countywide.

Pacific Gas and Electric Company sponsors several energy-assistance programs, some of which are administered by the County through the Community Resource Project as noted in the

preceding paragraph. The CRP also performs an intermediary function for PG&E's CARE (California Alternate Rates for Energy) program, which offers reduced energy costs to 5,431 low-income customers countywide.

CHAPTER FIVE

EXISTING ASSISTED DEVELOPMENTS AT RISK

As of January 1, 1992, Housing Elements are required to include an analysis of existing assisted housing developments that are eligible to change to non-low-income housing during the next ten years. The current inventory maintained by the California Housing Partnership Corporation includes no such at-risk federally-assisted housing developments in the unincorporated County. Additionally, there are no state or locally financed projects in the unincorporated County that are at risk for conversion.

CHAPTER SIX

HOUSING PROGRAM

Government Code section 65583(c) provides that each local jurisdiction must establish:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law.

Although the local redevelopment agency has not established a redevelopment project area in the unincorporated area, Sutter County has developed a Housing Program that complies with the remaining code requirements of section 65583(c) related to affordable housing, including identifying adequate housing sites, assisting in the development of adequate housing, addressing governmental constraints, conserving and improving existing housing stock, promoting non-discriminatory housing opportunities, preserving assisted housing developments, and identifying agencies and officials responsible for implementing the Housing Program and ensuring its consistency with the County General Plan.

The Housing Program consists of both ongoing measures implemented as a result of the previous Housing Element and of new measures to be implemented as a result of the current revision. As such, the Housing Program is defined within the Goals, Objectives and Policies of the 2002 Revision section at the end of this document. The section below summarizes the various Housing Program components and refers to their associated implementation measures within Goals, Objectives and Policies of the 2002 Revision.

IDENTIFICATION OF ADEQUATE SITES

Sutter County has identified 344.63 acres of vacant or minimally developed land with potential for residential development between 2002-2007 (Table 29), representing potential development of between 1,330 and 3,884 housing units, depending on density. Implementations 2.2.1 and 2.2.2 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component.

Multifamily Rentals

Multifamily residential units are permitted-by-right in R-3 and R-4 zoning districts, which are consistent with General Plan land use designations of Medium Density Residential (MDR) and High Density Residential (HDR). Table 29 indicates that 37.5 acres of MDR and HDR land are

available for development of multifamily rental housing within the five-year planning period, representing between 715 and 1,427 housing units, depending on density of development.

High-Density Residential sites, which represent opportunity for the development of affordable housing for low-income and/or very low-income groups, are limited to two small parcels adjoining the Live Oak sphere-of-influence and one large parcel adjoining the Yuba City sphere-of-influence. The Live Oak sites (#8 & #9) are minimally developed but the existing dwelling units require rehabilitation. These sites would therefore be suitable candidates for rehabilitation or redevelopment as affordable multifamily housing projects.

The Yuba City site (#17) is developed as an orchard and does not contain any structures. Any appropriate incentives contained in the Implementation Programs may be utilized by private market entities seeking to develop these high-density sites.

Factory-built and Mobile Homes

Factory-built and mobile homes are permitted-by-right in R-1 and R-2 zoning districts, which are consistent with the General Plan land use designation of Low Density Residential (LDR). Table 33 indicates that 272.42 acres are available for development of single-family and two-family housing, representing between 546 and 2,179 total housing units, depending on density of development. Since Mobile homes comprise 11% of the housing stock, this percentage applied to the development potential in R-1 and R-2 districts implies that between 69-278 mobile homes and/or factory-built homes could be developed in available LDR lands within the five-year planning period.

Emergency Shelters and Transitional Housing

Emergency shelters are allowed by use permit in the R-4 zoning district, which is consistent with the General Plan land use designation of High Density Residential (HDR). Site #17 in Table 27 consists of 26.22 acres designated HDR, and could feasibly include development of an emergency shelter. This site is at the western end of Bridge Street, less than one-half mile from the intersection of Walton Avenue and approximately 880 feet from the Yuba City limits, thus the site is reasonably close to transportation and other public facilities and services. By public transportation, the site is easily accessible from areas where homeless persons congregate, which are the central city areas of Yuba City and Marysville.

Transitional Housing is allowed by use permit in both R-3 and R-4 zoning districts, which are consistent with General Plan land use designations of MDR and HDR, respectively. Sites #13, 14, 16b, 17 and 36a in Table 29 provide 39.2 acres of land with the potential for the development of transitional housing.

Use permits are subject to the approval of the Planning Commission, whose decision may be appealed to the Board of Supervisors. Emergency shelters or transitional housing projects proposing 10 or more units could take advantage of section 1600-500 of the Affordable Housing Ordinance (“Development Incentives and Regulatory Relief”), which provides fast-track

processing, fee waivers, density bonuses, reduction of design and development standards, accelerated infrastructure improvements and technical and financial assistance.

Farm Worker Housing

Adequate sites for farm worker housing are discussed under the Special Housing Needs section, which analyzes the current availability of farm worker housing in existing permitted mobile homes in the AG District and in units managed by the Housing Authority. The Land Inventory further identifies appropriately zoned sites where 808-1,796 units could be developed for Very Low- and Low-Income groups within the five-year planning period.

DEVELOPMENT OF LOW INCOME & MODERATE INCOME HOUSING

Implementations 1.4.1, 2.1.1, 2.1.2, 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.7.1, 2.9.1, 2.15.1 and 2.15.2 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component. Sutter County is also eligible to participate in the California Gold Tax-Exempt Program, California Gold Homebuyer Program and the ACCESS Second Mortgage Loan Program of the California Rural Home Mortgage Finance Authority.

MITIGATION OF GOVERNMENTAL CONSTRAINTS

Implementations 2.2.1, 2.2.2, 2.3.1 and 2.8.1 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component.

CONSERVATION AND IMPROVEMENT OF AFFORDABLE HOUSING STOCK

Implementations 1.1.1, 1.1.2, 1.1.3, 1.2.1 and 1.2.2 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component.

PROMOTION OF EQUAL HOUSING OPPORTUNITIES

Implementations 2.10.1, 2.10.2, 2.10.3 and 2.10.4 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component.

PRESERVATION OF ASSISTED HOUSING FOR LOW INCOME HOUSEHOLDS

Implementations 2.1.2, 2.4.1, 2.4.3, 2.5.1 and 2.6.1 in the Goals, Objectives and Policies of the 2002 Revision section describe the measures, timeframes, responsible agencies and financing of this program component.

CONSISTENCY WITH GENERAL PLAN

This Housing Element revision has been prepared to be consistent with all other elements of the Sutter County General Plan. The Community Services Department reviewed the entire General Plan, especially the land-use provisions, during the development of this Housing Element revision. No inconsistencies were found between this Housing Element revision and the Sutter County General Plan.

CHAPTER SEVEN

PUBLIC PARTICIPATION

PROGRAM

The County determined that the most efficient means of involving all economic segments of the community would be to initially conduct a series of meetings and consultations with various agencies and community representatives. Meetings held at the Community Services Department included consultations with the Consolidated Area Housing Authority of Sutter County in July, 2001, with California Rural Legal Assistance in August, 2001 and with the Neighborhood Reinvestment Corporation, Community Resource Project, Yuba-Sutter Builders and Developers and the Valley Contractor's Exchange in November, 2001. Meetings of the Yuba-Sutter Homeless Consortium were held at the Salvation Army Headquarters in Yuba City in November, 2001 and in March 2002, and included representatives from the County of Sutter, City of Yuba City, the Salvation Army, Casa de Esperanza, the Central Valley Homeless Veterans Assistance Program, the Housing Authority, the Twin Cities Rescue Mission, the House of Ruth and the Community Resource Services/QuEst. Telephone consultations were additionally conducted with most of the aforementioned groups and with the remaining entities appearing on the "Participants" list between August, 2001 and March, 2002.

The County began soliciting comments from the general public in April, 2002 by posting the Draft Revision on the County website, providing copies at the Community Services Department public counter and to the Sutter County Library. Public service announcements regarding this solicitation were broadcast by KUBA, COOL 104, KMYC (Spanish language) and AT&T Broadband (Channel 5 local cable access) during their popular "Punjabi Waves" program, and printed by the Appeal-Democrat. Announcements in English and Spanish were concurrently posted at the County Office Building, Yuba City Hall, Live Oak City Hall, Sutter County Libraries, Yuba City Senior Center, and the Sutter County Courthouse, Hall of Records and Recorder's Office. Public hearings conducted by the Planning Commission on June 5, 2002 and by the Board of Supervisors on June 25, 2002 were noticed in the same manner, except that the postings included the Housing Authority and the Community Resource Project offices. An additional public hearing was provided by the Board of Supervisors voting to continue the public hearing to July 2, 2002 to adopt the revised element. Public notice for the hearings included advertisements in the Appeal-Democrat, pursuant to noticing requirements of the California Environmental Quality Act.

PARTICIPANTS

The following alphabetical list of entities were involved in or assisted in the development of the current Housing Element revision:

Appeal-Democrat
AT&T Broadband (Channel 5 local cable)
Butte County Office of Education, Migrant Education (Regional, covers Sutter County)
California Human Development Corporation
California Rural Legal Assistance Foundation
California State Department of Housing & Community Development
Chapter Seven – Public Participation

California State Department of Social Services, Community Care Licensing Division
California State Employment Development Department
Casa de Esperanza
Children's Home Society of California
City of Live Oak
City of Yuba City
Community Resource Project
Consolidated Area Housing Authority of Sutter County
FREED Independent Living Center
House of Ruth
Interwest Homes
KMYC Radio
KUBA/COOL 104 Radio
Neighborhood Reinvestment Corporation
Pacific Gas & Electric Company
Salvation Army
Sutter-Yuba Association of Realtors
U.S. Department of Agriculture, Rural Housing Service
Valley Contractor's Exchange
Yuba-Sutter Builders and Developers Association
Yuba-Sutter Homeless Consortium

CHAPTER EIGHT

REVIEW OF PREVIOUS HOUSING ELEMENT

The previous Housing Element of the Sutter County General Plan was adopted in 1992 and the County issued a technical update in 1996 as a result of the Comprehensive General Plan Revision. Although the technical update lists “1992 Housing Goals, Objectives and Policies,” this current (2002) revision will refer to the 1996 Technical Update, inclusive of the 1992 element, as the previous Housing Element.

EFFECTIVENESS AND REVIEW OF RESULTS

The Sutter County General Plan Introduction defines goals, policies and implementation programs as follows:

GOAL – An ultimate achievement toward which effort is directed. Goal statements are often not quantifiable.

POLICY – A specific statement in text or diagram that forms the basis for making decisions related to general plan goals.

IMPLEMENTATION PROGRAM – An action, procedure, program or technique that carries out general plan policy. Implementation programs also specify the primary entity(ies) responsible for carrying out the action. If implementation programs identify more than one entity responsible for carrying out a specific action, the entity listed first should be viewed as having the lead role or responsibility.

The 1996 Housing Element promulgated two goals, ten objectives, twenty policies and forty-three implementation programs, which are reiterated below. Bulleted italic paragraphs following each implementation program discuss the County’s progress towards achieving the goals and objectives.

GOAL 1. Encourage the provision of safe and sanitary housing with adequate public services for all existing and future residents of Sutter County.

Objective 1A – Preserve existing housing stock in a safe and sanitary condition.

Objective 1B – New housing added to the county’s housing stock shall be safe and sanitary and in a livable environment with adequate public services for the level of development.

Objective 1C – Develop an energy-efficient housing program.

Policy 1.1 – The existing housing stock shall be preserved to the extent possible in a safe, sanitary, and livable environment.

Implementation 1.1.1: Identify areas of housing and infrastructure deterioration and blight which would benefit from neighborhood rehabilitation.

Responsible Agency: Community Services Department

Financing: CDBG Program

- *The 1999 Housing Condition Survey identified 12 areas in the County that would benefit from rehabilitation and/or conservation of the existing housing stock.*

Implementation 1.1.2: Sutter County will annually consider the submittal of an application to obtain funding through the Community Development Block Grant Program for a housing and neighborhood rehabilitation program for up to 25 dwelling units per year.

Responsible agency: Public Works Department

Financing: Annual budget and CDBG Program

- *An application for a neighborhood rehabilitation program and an application for connection of lower income households to the Sutter Community Services District water system was submitted and approved in 1992. CDBG applications in 1996 and 1997 were not approved for funding by the State Department of Housing and Community Development (HCD). On December 18, 1998 HCD awarded a \$26,880 Planning and Technical Assistance grant to the County to develop a housing condition survey, completed by Laurin & Associates in 1999 and utilized in the current update of the Housing Element. In 2000 the County entered into a three-year renewable contract with the Consolidated Area Housing Authority of Sutter County to administer the CDBG program. The Housing Authority successfully applied to HCD for a \$500,000 housing rehabilitation grant that included lead hazard evaluation and reduction activities. As of January 2002 under this grant, three applications have been approved by the Sutter County Loan Committee, two applications have gone out to bid and four more are in the preliminary processing stage.*

Implementation 1.1.3: Investigate the options and desirability of establishing a County redevelopment agency which could assist in performing neighborhood and housing rehabilitation.

Responsible agency: Community Services Department

Financing: Annual budget

- *On September 26, 1995 the Board of Supervisors established a committee to determine the appropriateness of establishing a redevelopment agency (RDA). The Committee held meetings on November 15 and 29, 1995 to discuss creation of a RDA and the potential designation of a project area in the unincorporated area of the County. On March 5, 1996 the Board of Supervisors conducted a study session on redevelopment that resulted in the identification of several options for the County, including the possibility of entering into a partnership with the Yuba City Redevelopment Agency, which would require development of funding sources in support of a feasibility study. The County determined at that time that it was not practical to formally explore a partnership with the Yuba City RDA.*

Implementation 1.1.4: County building, fire, health, and zoning codes shall be enforced to remedy existing pockets of blight and deterioration.

Responsible agency: Community Services Department

Financing: Annual budget

- *The divisions of the Community Services Department, including Planning, Environmental Health, Fire, Emergency Services and Building Inspection routinely enforce applicable codes in order to correct individual housing units or areas suffering blight or deterioration.*

Implementation 1.1.5: Adopt an appropriate resolution, when requested by the Housing Authority, supporting the development of a local Section 8 Moderate Rehabilitation Program with an initial funding level of 75 units and annual funding of 30 units.

Responsible agency: Housing Authority

Financing: HUD

- *The Housing Authority did not request the referenced resolution, and reports that this program is no longer available.*

Policy 1.2 – The County shall encourage the use of energy-efficient materials and technology in new construction and rehabilitation of existing dwellings.

Implementation 1.2.1: In conjunction with Pacific Gas and Electric Company, the Rural Resource Center, and other organizations, Sutter County will make available up-to-date information and guidance on energy-conserving technologies, materials and methods.

Responsible agency: Community Services Department

Financing: Annual budget

- *A notice regarding information on energy conserving technologies, materials and methods is conspicuously posted at the public counter in the Community Services Department. The Rural Resource Center's responsibilities have been assumed by the Community Resource Project, through which, in cooperation with Pacific Gas & Electric Company, the County has made information and guidance available to all economic segments of the community.*

Implementation 1.2.2: Continuation of P.G.&E.'s Rural Opportunity Resource's home weatherization and minor home repair programs.

Responsible agency: Resource Opportunity Center

Financing: Pacific Gas and Electric Company, State Public Utilities Commission, and the Department of Energy

- *PG&E's home weatherization and minor home repair programs have been continued under the auspices of the Community Resource Project (CRP). Between 1997-2001, the CRP expended \$458,459 for weatherization/rehabilitation work on 461 dwelling units in the county.*

Policy 1.3 – New housing in the County's urban areas shall have full public services and improvements consistent with the Board of Supervisors' adopted sewer and water policies.

Implementation 1.3.1: The County shall require that housing projects within the County's urban areas shall provide all public services and improvements as part of development approval.

- *Sutter County General Plan Implementation Program 3.3 requires that, “The County shall require development applications for all new urban and suburban projects to include proof of the entity or mechanism to be used for all public facilities and services.”*

Implementation 1.3.2: The County shall require that housing projects within the Yuba City Urban Area shall pay infrastructure impact fees.

Responsible Agency: Community Services Department

Financing: Annual budget

- *In order to insure conformity to, or implementation of, the General Plan and its elements, including the Housing Element, the Board of Supervisors adopted Chapter 1360 of the Sutter County Ordinance Code to establish the Sutter County Development Impact Fee.*

Policy 1.4 – New housing shall be constructed to meet all current building, fire, health, public works, and zoning codes.

Implementation 1.4.1: All development projects will be required to comply with existing codes at the time of approval.

Responsible agency: Community Services Department

Financing: Annual budget

- *Initial review of all development projects includes whether the project complies with all applicable County (and State) codes. Compliance with applicable codes is the condition of approval for all development projects.*

GOAL 2. Encourage the adequate supply of various housing types at various densities to meet the needs of all income groups and insure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status or physical handicap.

Objective 2A – Provide an adequate housing supply with a balanced inventory of dwelling type and densities at all economic levels to meet the needs of present and future residents of Sutter County.

Objective 2B – Provide an increase in assisted housing for low-income families.

Objective 2C – Provide guidelines and criteria for conversion of residences to other uses or other ownership form without creating substantial hardship on existing residents.

Objective 2D – Provide a regulatory framework that encourages various housing types and affordability options.

Objective 2E – Promote equal housing opportunity for all residents of Sutter County.

Objective 2F – Provide opportunities to develop a balanced regional housing inventory.

Objective 2G – Provide opportunities for agricultural housing while preserving rural land for agricultural uses.

Policy 2.1 – All Sutter County development projects will be required to assist in meeting the regional housing needs. All development project submittals shall show how the development project is assisting to meet the County’s regional fair share need for affordable housing to lower income households.

Implementation 2.1.1: Sutter County shall develop by July 1993, an affordable housing program for very low, low and moderate-income households, the target households. That program shall include provisions that a minimum percentage of all housing development shall be available at costs which are affordable to the target income households, that all the target household units provided under the program remain available to target income households for a specific time period and that a monitoring program be developed to assure that the target household income housing units continue to be occupied by the target income households. Additional features which may be included in the program may include, but shall not be limited to, the following: in-lieu fees; land dedication; commercial development fees; and housing trust funds. All other development in Sutter County may pay fees into a housing trust fund as may be established by the Affordable Housing Program. The fees shall be used for the provision of housing for target income households. The County shall encourage and coordinate the provision of target income housing through cooperation with private, non-profit housing corporations and the use of all available federal, state, local and private funds.

Responsible agency: Community Services Department

Financing: Annual budget

- *In July 1992 the County began to develop an affordable housing program. On October 10, 1995 the Board of Supervisors adopted Ordinance No. 1225, which amended the Sutter County Ordinance Code by adding Chapter 1600, Sutter County Affordable Housing Program. The program applies to all housing developments proposing ten or more dwelling units, and includes provisions that set aside five percent of the units for target income households, that require these units to remain available to target income households for a minimum of five years from the initial sale, and that establish an annual report by the Housing Authority that documents progress for the previous fiscal year and certifies the continued affordability of the set-aside units. The program also established in-lieu fees, land dedication, density bonuses or credits, priority processing of applications, reductions of design and development standards, and technical and financial assistance programs, including an Affordable Housing Trust Fund. Since adoption of the ordinance, the County has processed three subdivisions that met or exceeded the 10 dwelling unit threshold. Two of these projects provided home prices that met the needs of target income groups, and the third subdivision (map) set aside nine (9) affordable dwelling units.*

Implementation 2.1.2: The County shall develop as part of the affordable housing ordinance new policies and development standards that encourage the construction of various housing types and affordability options. Those policies and standards may include but not be limited to: density bonuses, street width reductions, single-sided sidewalks, revised off-street parking requirements, smaller lot sizes, flexible lot shapes

(i.e., “Z” lots, narrow deep lots, shallow wide lots, etc.), flexible fee structure, and landscape requirements.

- *Section 1600-500(d) (Reduction of Design and Development Standards) of the Affordable Housing Ordinance permits the Planning Commission, upon request by a project applicant, to modify requirements for setbacks, lot sizes and/or lot configurations. Subsection (b) permits the board of Supervisors to waive or reduce application fees to facilitate the construction of on-site affordable housing units. In addition, Ordinance No. 1226 amended the County Ordinance Code to include Chapter 1610, Sutter County Residential Development Density Bonus Program, section 1610-0060 (Concessions or Incentives) of which may allow reductions in setbacks, lot sizes, and required ratios of vehicular parking.*

Policy 2.2 – An adequate supply of available land to meet non-agricultural, unincorporated housing needs shall be provided within the County’s urban areas.

Implementation 2.2.1: Annually review the General Plan’s urban area’s residential holding capacity to assure that sufficient land area is available to meet the anticipated housing needs of all housing income groups for the following ten years. When the availability of land for any one income group falls below a ten-year supply, the Community Services Department will initiate amendments to the plan to increase the availability of land to that level.

Responsible agency: Community Services Department

Financing: Annual budget

- *On October 4, 1995 in a report to the Board of Supervisors, the Community Services Department identified vacant land designated for single-family and multi-family residential development. Because this report revealed that sufficient land was available for both five- and ten-year projected needs, a similar report was not produced until October 27, 1998, which also revealed that sufficient land was available for at least ten years. In preparation of the third Housing element revision, a report was prepared in October, 2001, which also identified sufficient land for both five- and ten-year projected needs. All reports focused on land designated for residential development that is adjacent to or has reasonable access to key infrastructure, e.g., sewer and water.*

Implementation 2.2.2: Upon completion of the update of the General Plan, the Community Services Department will immediately initiate the rezoning of sufficient land area with adequate services to fulfill the five year new construction need of the Regional Allocation Plan.

Responsible agency: Community Services Department

Financing: Annual budget

- *Following completion of the General Plan update, Sutter County initiated rezonings #97-01, #97-02 and #97-04. These rezoning actions both provided adequate sites to fulfill the five-year new construction needs of the Regional Housing Needs Plan and resolved inconsistencies between the General Plan and the 1996 technical update of the 1992 Housing Element.*

Implementation 2.2.3: Annually inventory vacant land available for single-family and multiple-family residential housing within the County's urban areas. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a five-year period, the Community Services Department shall recommend amendments to the Planning Commission to increase the supply.

Responsible agency: Community Services Department

Financing: Annual budget

- *Inventories of vacant land were included in Implementation 2.2.1 above, and each time revealed that the County has sufficient land, appropriately zoned, to satisfy both 5- and 10-year projected housing construction needs.*

Implementation 2.2.4: Sutter County will amend its Zoning Code to eliminate single-family residences from its R-3 (Neighborhood Apartment) and R-4 (General Apartment) Districts.

Responsible agency: Community Services Department

Financing: Annual budget

- *Ordinance No. 1224, adopted by the Board of Supervisors on September 19, 1995, amended the Zoning Code to eliminate single-family residences in R-3 and R-4 districts unless parcel size prevents the use of the property for any other residential use (Section 1500-3112(a)).*

Policy 2.3 – Sutter County shall insure [sic] that the Housing Element continues to address the housing needs of existing and future residents and provides adequate opportunity for present and future residents.

Implementation 2.3.1: Revision of the housing element to incorporate 1990 Census as part of the General Plan update.

Responsible agency: Community Services Department

Financing: Annual budget

- *The 1996 Technical Update of the Housing Element incorporated data from the "one hundred percent" portion of the 1990 Census.*

Policy 2.4 – The Housing Authority shall be supported in its effort to continue to develop and administer programs of housing assistance and rehabilitation in conjunction with HUD, Farmers Home Administration and the State Department of Housing and Community Development.

Implementation 2.4.1: An Article 34 referendum shall be placed on the ballot for voter consideration at the next general election by the Board of Supervisors to assist in increasing the supply of assisted low and moderate income housing in the unincorporated area.

Responsible agency: Board of Supervisors

Financing: Annual budget

- *An Article 34 measure was placed on the November 5, 1996 ballot and was rejected by the voters. The results were 9,502 (41%) votes cast in favor and 13,688 (59%) votes cast in opposition to the measure.*

Implementation 2.4.2: Adopt an appropriate resolution, when requested by the Housing Authority, supporting an increase of 35 units annually over the next five years as part of a locally administered Section 8 housing program.

Responsible agency: Housing Authority

Financing: HUD

- *The Housing Authority has applied to HUD for additional allocations with the following results: 8/1/2001, 110 units; 9/1/2001, 24 units.*

Implementation 2.4.3: Continue to support local Farmers Home Administration annual allocation of assistance for the purchase of 25 new construction units and 20 existing units and the rehabilitation of 10 units by inclusion in Annual Housing Production Target.

Responsible agency: Farmers Home Administration

Financing: Farmers Home Administration

- *The Farmers Home Administration was disbanded following the U.S. Department of Agriculture's creation of the Rural Economic and Community Development mission area in 1994. The USDA's Rural Housing Service (RHS) is the entity that has replaced the function of the FHA. The local RHS office reports that the 25-20-10 target numbers noted above were substantially met, but that the RHS does not currently develop new construction other than self-help housing, the last of which was constructed in 1997 in the City of Live Oak.*

Implementation 2.4.4: The County, upon request by the Housing Authority, will provide reasonable assistance as necessary and able for the Housing Authority to perform its function of providing housing assistance to the local community.

Responsible agency: Community Services Department

Financing: Annual budget

- *The County has continued to provide assistance as necessary to the Consolidated Area Housing Authority of Sutter County, which provides regional services beyond the jurisdictional area of the County.*

Policy 2.5 – Conversion of mobile home parks to other non-residential uses or to mobile home subdivisions shall not be approved without adequate and reasonable provisions for relocation of existing tenants.

Implementation 2.5.1: Amend the Sutter County Ordinance Code to provide requirement tied to minimum vacancy rates in other mobile home parks and health and safety standards for the conversion of existing mobile home parks to owner-occupied parks and/or other uses.

Responsible agency: Community Services Department

Financing: Annual budget

- *Ordinance Number 1225 amended the Sutter County Ordinance Code by adding chapter 1600, the Affordable Housing Ordinance. Section 1600-400(d) addressed the affordability of mobile home parks converted to subdivisions or cooperative parks by requiring that "...five percent (5%) of the spaces or lots within the mobile home subdivision or stock cooperative park shall be available at sale prices or rental rates affordable to target income group households." The amendment did not, however, provide a*

requirement tied to minimum vacancy rates in other mobile home parks or to health and safety standards. Health and safety standards for the establishment of mobile home subdivisions, however, are included in the development and performance standards established in Zoning Code Division 57, Mobile Home Subdivision District (M-H-S).

Policy 2.6 – The conversions of rental housing structures to condominiums should only be approved when adequate alternative rental housing is available and when structures are judged to meet acceptable health and safety standards.

Implementation 2.6.1: Amend the Sutter County Ordinance Code to provide condominium conversion requirement tied to vacancy rates of rental units and meeting health and safety standards.

Responsible agency: Community Services Department

Financing: Annual budget

- *Sutter County did not carry out Implementation 2.6.1 during the previous Housing Element cycle (see discussion in the Special Housing Problems introduction in the current revision). The County intends to carry out this measure and has restated Implementation 2.6.1 in the Goals, Objectives and Policies of the 2002 revision.*

Policy 2.7 – Second unit housing may be permitted when parking, yard, lot coverage and height requirements are complied with.

Implementation 2.7.1: Second units meeting Zoning Code requirements are now allowed by use permit in single-family residential zones.

Responsible agency: Community Services Department

Financing: Annual budget

- *Ongoing*

Policy 2.8 – The Land Use Element of the Sutter County General Plan shall be the determinant of residential density. Dwelling unit density for proposed projects shall be computed to the nearest one-tenth of a whole number and must comply with the dwelling unit density range stated in the General Plan. Density bonuses exceeding this range may be approved pursuant to the laws of the State of California.

Implementation 2.8.1: Amend the Sutter County Zoning Code to allow zero lot line residential development in designated areas.

Responsible agency: Community Services Department

Financing: Annual budget

- *On September 19, 1995 the Board of Supervisors passed Ordinance No. 1224 which added Subdivision (e) to Section 1400-2214 of the Ordinance Code allowing zero lot line development in R-1 Districts with a use permit.*

Implementation 2.8.2: Amend the Sutter County General Plan and the Zoning Code to provide high-density, multiple-family housing of up to 45 dwelling units per acre at locations in the County's urban areas where adequate infrastructure, public services and retail opportunities exist.

Responsible agency: Community Services Department

Financing: Annual budget

- *On September 19, 1995 the Board of Supervisors passed Ordinance No. 1224 which amended Sections 1500-3110, -3114, -3116, -3118, -3120, -3122, -3124, -3126, -3128 and -3132 to provide for high-density, multiple-family housing in certain areas of the R-4 District.*

Implementation 2.8.3: Adopt an ordinance implementing the requirements of State Government Code 65915 to provide a density bonus program within the County's urban areas.

Responsible agency: Community Services Department

Financing: Annual budget

- *On October 17, 1995 the Board of Supervisors adopted Ordinance No. 1226, which amended the Sutter County Ordinance Code by adding Chapter 1610, Sutter County Residential Development Density Bonus Program. The purpose of the ordinance is to implement Chapter 4.3, Division 1, Title 7 of the California Government Code (section 65915, et seq.).*

Implementation 2.8.4: Amend the Sutter County Zoning Code to reduce the requirement for parking in senior housing projects.

Responsible agency: Community Services Department

Financing: Annual budget

- *Section 1610-0060 of the Density Bonus Program allows for a reduction "...in the ratio of vehicular parking spaces that would otherwise be required."*

Policy 2.9 – Mobile homes on individual residential lots and mobile home parks shall be considered as a residential use and allowed in residential areas in the Yuba City Urban Area pursuant to respective regulations when minimum and maximum density range requirements are met.

Implementation 2.9.1: Mobile homes on residential lots are currently allowed.

Responsible agency: Community Services Department

Financing: Annual budget

- *Mobile homes are permitted by right in R-1 (One-Family Residence) and R-2 (Two-Family Residence) Districts, and mobile home parks are permitted by use permit in R-1, R-2, R-3 (Neighborhood Apartment) and R-4 (General Apartment) Districts.*

Implementation 2.9.2: Amend the Sutter County Zoning Code to delete the requirement for a Zoning Clearance on mobile homes in residential districts.

Responsible agency: Community Services Department

Financing: Annual budget

- *Ordinance No. 1224, adopted by the Board of Supervisors on September 19, 1995, amended the Zoning Code to eliminate the requirement for zoning clearances for mobile homes in residential districts. Zoning clearances for mobile homes are still required in agricultural districts, excluding the "A" Combining District, e.g., in the R-1-A District (Section 1500-8018(e)).*

Policy 2.10 – Sutter County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

Implementation 2.10.1: Sutter County will provide notice and information on the Rumford Fair Housing Act.

Responsible agency: Community Services Department

Financing: Annual budget

- *A notice regarding housing discrimination and the text of Government Code §12955 (formerly known as the Rumford Fair Housing Act) are conspicuously posted next to the public counter in the Community Services Department.*

Implementation 2.10.2: Sutter County will refer known incidents of discrimination in lending practices and the sale or rental of housing to the appropriate agency for action.

Responsible agency: All Departments

Financing: Annual budget

- *Ongoing*

Implementation 2.10.3: Sutter County will develop a fair housing program designed to ensure open housing practices for all residents of Sutter County. The program will disseminate information from federal, state and private agencies and designate specific staff functions and administrative procedures for providing information and processing complaints pertaining to discriminatory housing practices. The program will be developed with assistance from the State Department of Housing and Community Development and from the Sutter County Community Development Block Grant staff.

Responsible agency: Community Services Department

Financing: Annual budget

- *On November 14, 1995 the Board of Supervisors adopted a Fair Housing Program that provides for the dissemination of information pertaining to fair housing by designating staff functions and administrative procedures for providing information to the residents of Sutter County and for processing discrimination complaints.*

Implementation 2.10.4: Sutter County will prohibit the enactment or administration of ordinances that discriminate against residential development or emergency shelter because of race, sex, religion, national origin, marital status, age, or handicap of its owners or intended occupants.

Responsible agency: Board of Supervisors

Financing: None required

- *Ongoing*

Policy 2.11 – Sutter County shall continue to support actions to fulfill their fair share of regional housing needs for the area.

Implementation 2.11.1: Sutter County shall amend its Housing Element to include the revised regional fair share needs data.

Responsible agency: Community Services Department

Financing: Annual budget

- *The County amended its Housing Element in 1996 and 2002 to include revised regional fair share needs data as published by the Sacramento Area Council of Governments.*

Policy 2.12 – Agricultural landowners shall be allowed to separate his or her homesite [sic] from the original parcel. Development rights shall be granted to Sutter County for the remaining agricultural lands.

Implementation 2.12.1: See Policy 2.15 [reference to Policy 2.15 is verbatim from the previous element]

- *General Plan Policy 6.A-4, concerning agricultural resources, states that “A landowner shall be allowed to separate his or her homesite from the original parcel. Additionally, homesites for landowner’s sons or daughters shall be permitted as long as it is clearly documented that the family member is involved in the family farming operation. Divisions for this purpose shall provide for cluster housing and minimize acreage removed from farming. Applicants requesting divisions that would not provide for cluster housing shall be required to provide evidence of a physical constraint on the property that would show cluster housing is not possible or is infeasible. Development rights shall be granted to Sutter County or its designee for the remaining agricultural lands. Densities shall be limited to those permitted by the underlying agricultural land use designation.” Development Standards for agricultural parcels and homesites separated therefrom are contained in Sutter County Zoning Code §1500-1414.*

Policy 2.13 – Homesites for a landowner’s sons or daughters shall be permitted as provided in Policy 6.A-4. (Agricultural Resources)

Implementation 2.13.1: See Policy 2.15. [reference to Policy 2.15 is verbatim from the previous element]

- *See text of General Plan Policy 6.A-4 under Implementation 2.12.1 above.*

Policy 2.14 – Temporary secondary housing shall be permitted in agricultural areas for the protection of property or for family members needing care because of health reasons.

Implementation 2.14.1: See Policy 2.15. [reference to Policy 2.15 is verbatim from the previous element]

- *Sutter County Zoning Code §1500-8012 allows, by use permit, temporary secondary mobile homes in agricultural districts for caretakers of property, improvements or equipment and for caregivers or family members in need of living assistance.*

Policy 2.15 – Non-agricultural homesites shall be limited to the County’s urban areas, the Live Oak area, and the rural communities.

Implementation 2.15.1: Project-by-project review and action. (As required)

Responsible agency: Sutter County Planning Commission, Board of Supervisors, and Community Services Department

Financing: Annual budget

- *Ongoing*

Policy 2.16 – Housing for bona fide agricultural employees or other agricultural uses that comply with Health and Safety Code Section 17021.6 will be allowed and encouraged in the agricultural area. Agricultural housing is allowed in agricultural areas for employees employed on the premises when the property meets the agricultural utility requirements of the General Plan, i.e., one residence per 20-acre parcel minimum in areas of orchard compatible soils or one residence per 80-acre parcel minimum in areas with non-orchard compatible soils. The owner's/tenant's homesite-residence shall be the first dwelling unit; e.g., in orchard areas this will allow only one homesite-residence for parcels less than 40 acres and one agricultural employee residence for each whole 20 acres above the first 20 acres. In non-orchard areas, 80 acres per dwelling unit shall be required. Use permits may be approved for off-site farm labor housing, including labor camps, in the agricultural area or for temporary, secondary housing for farm employees employed on the premises for those properties not meeting the agricultural utility requirements of the General Plan.

Implementation 2.16.1: Agricultural employee housing or other agricultural uses that comply with Health and Safety Code Section 17021.6 are allowed upon issuance of a building permit for workers employed on the premises, and allowed by use permit for off-site farm labor camps or "non-agricultural policy" parcels. The use of non-profit corporations along with public and private funding sources, including housing trust funds, for the provision of farm worker housing will be encouraged.

Responsible agency: Sutter County Planning Commission and Community Services Department

Financing: Annual budget

- *Sutter County General Plan Policy 6.A-2 states that, "The County shall encourage agricultural land owners to provide farm labor housing for persons employed in agriculture." Zoning Code §1500-1412 allows, by use permit, "Farm labor family housing projects when funded by federal, state, or local trust fund sources and when managed by a private, non-profit corporation or the consolidated Housing Authority of Sutter County, farm labor camps and secondary, temporary mobile homes for farm labor housing units, any of which uses exceed the allowed residences unit density as specified by the General Plan." Farm labor housing or camps that do not exceed General Plan-specified densities are allowed upon issuance of a building permit.*
- *The Housing Authority reports that there is sufficient housing available for migrant farmworkers and their families, and no new developments are required.*

Implementation 2.16.2: Amend the Sutter County Zoning Code to allow one agricultural employee dwelling unit or other agricultural uses that comply with Health and Safety Code Section 17021.6 per 20 or 80 acres as described above.

- *On April 9, 1996 the Board of Supervisors adopted Ordinance No. 1235 amending Chapter 1500 of the Zoning Code to allow: "One-family dwellings and accessory farm buildings of all kinds when occupied by the property owner, tenant or persons employed on the premises. Such accessory farm buildings may include mobile homes for help employed on the premises. One dwelling unit shall be allowed for each parcel. Additionally, in areas where the General Plan designates a 20-acre or 80-*

acre minimum parcel size and the parcel area exceeds that minimum parcel size, one residence for help employed on the premises shall also be allowed for each full 20 or 80 acres beyond the minimum area of 20 or 80 acres as specified by the General Plan."

Implementation 2.16.3: Consider amending the Sutter County Zoning Code to allow farm labor housing projects or other agricultural uses that comply with Health and Safety Code Section 17021.6 in the agricultural area by use permit when funded by federal, state or local trust fund sources and when managed by a private, non-profit corporation or the Housing Authority.

Responsible agency: Community Services Department

Financing: Annual budget

- *The Sutter County Zoning Code has been amended to allow by use permit the following in agricultural districts (UA/Upland, A-2/Exclusive, and AG/General Agricultural Districts): "Farm labor family housing projects when funded by federal, state, or local trust fund sources and when managed by a private, non-profit corporation or the Consolidated Area Housing Authority of Sutter County, farm labor camps and secondary, temporary mobile homes for farm labor housing units, any of which uses exceed the allowed residences unit density as specified by the General Plan."*

PROGRESS IN IMPLEMENTATION

Progress on specific implementation measures of the previous Housing Element were individually discussed in the previous section, Review of Previous Housing Element and its subsection Effectiveness and Review of Results. The County's progress in achieving production and non-production housing targets is discussed below.

Between 1996 and February 2001, the County approved building permits for the addition of 727 new housing units in the unincorporated area. Homes constructed under these permits were affordable to various income groups by the following proportions: Very Low, 11 (1.5%); Low, 220 (30.3%); Moderate, 179 (24.6%); and Above Moderate, 317 (43.6%). The previous Housing Element listed 243 units as an annual production target, which would total 1,215 units over the previous five-year planning period in the following proportions per income group: Very Low, 400 (32.9%); Low, 300 (24.7%); Moderate, 280 (23.1%); and Above Moderate, 235 (19.3%). Although residentially developable land was available and appropriately zoned for densities to accommodate all income levels of affordability, market forces did not produce housing in exactly the target numbers or proportions. Low income housing came very close in actual numbers, with 220 units constructed, representing 73.3% of the 300 target units. Construction of 179 Moderate income homes represented 63.9% of the 280 target units. Above moderate unit construction produced 82 units over the target of 235 homes, representing 134.9% of anticipated needs for this income group.

The previous Housing Element also set annual non-production housing targets for rehabilitation and energy retrofitting of existing housing units. For the five-year planning period, the County expected to subsidize the rehabilitation and/or weatherization of 500 units, including the

rehabilitation of 100 private homes (50 Very Low-, 25 Low- and 25 Moderate-income units), the energy retrofitting of 250 homes (75 Very Low-, 75 Low-, 50 Moderate- and 50 Above Moderate-income units), and the rehabilitation of 150 Housing Authority Section 8 units (75 Very Low- and 75 Low-income units). Under County auspices during the planning period, 511 households received assistance, including 461 units rehabilitated and/or energy retrofitted by the Community Resource Project and 50 units rehabilitated by the Rural Housing Service. In addition, by September 2001 the Housing Authority had increased its Section 8 housing program by 134 units.

Although not included in programs of the previous Housing Element, from 1999-2002 the County requested the California Debt Limit Allocation Committee to assign Sutter County's annual Single Family Allocation to the California Rural Home Mortgage Finance Authority (CRHMFA) for inclusion in their Single Family Bond Pool. In 2001, the three programs administered by the CRHMFA provided a total of \$4,000,727.50 to Sutter County residents according to the following breakdown:

<i>Access 2001</i>	\$ 143,850.00
(Market Rate Loan Program, 2 nd mortgages, Income Limit up to 120% of A.M.I.)	
<i>Cal Gold</i>	\$1,722,390.00
(20-yr. fixed rate 2 nd mortgages @ 30-yr. fixed rate 1 st mortgage rate, Income Limit up to 120% of A.M.I.)	
<i>Rural Gold</i>	\$2,134,487.50
(First-time homebuyer, with 1 st mortgage at below-market interest rate, Income Limit up to 100% of A.M.I.)	

Sutter County's support of these programs has been included in the Goals, Objectives and Policies section of this revision (*Implementation 2.4.4*).

APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The goals, policies and objectives of the revised Housing Element reflect projected growth from SACOG's Regional Housing Needs Allocation Plan for the unincorporated area. Additional language has been included in the Element to strengthen the County's commitment to housing and neighborhood rehabilitation. Experience since 1983 and analyses included in this revision indicate that one of the best ways to both reduce the need for new housing and ensure the availability of low-income housing is to maintain the current supply of housing in a safe, sanitary, and livable condition. Because this revision is considered an amendment to a Housing Element in compliance with State law, the goals, objectives and policies have, for the most part, been restated in the revision.

CHAPTER NINE

GOALS, OBJECTIVES AND POLICIES OF THE 2002 REVISION

GOAL 1. Encourage the provision of safe and sanitary housing with adequate public services for all existing and future residents of Sutter County.

Objective 1A – Preserve existing housing stock in a safe and sanitary condition.

Objective 1B – New housing added to the County's housing stock shall be safe and sanitary and in a livable environment with adequate public services for the level of development.

Objective 1C – Promote an energy-efficient housing program.

Policy 1.1: The existing housing stock shall be preserved to the extent possible in a safe, sanitary, and livable environment.

Implementation 1.1.1: The County will conduct a housing condition survey to identify areas of housing and infrastructure deterioration and blight that would benefit from neighborhood rehabilitation.

Timeframe: Apply for a CDBG Planning and Technical Assistance Grant in 2005, for the fourth revision of the Housing Element

Responsible Agency: Community Services Department or Housing Authority

Financing: CDBG Program or annual budget

Implementation 1.1.2: The County will respond to the Community Development Block Grant Program Notice of Funding Availability by an annual review of eligibility dependent on expenditure of Economic Development and Housing Rehabilitation funds from the previous cycle. If eligible, the County will apply for a housing and neighborhood rehabilitation program for up to 11 dwelling units per grant. The County will promote this fiscal resource, if awarded, through brochures, direct fliers, posters, and webpage announcements.

Timeframe: Annual

Responsible Agency: Housing Authority, as consultant to the Community Services Department

Financing: CDBG Program

Implementation 1.1.3: County building, fire, health, and zoning codes shall be enforced to remedy existing pockets of blight and deterioration.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 1.2: The County shall encourage the use of energy-efficient materials and technology in new construction and rehabilitation of existing residential dwellings.

Implementation 1.2.1: In conjunction with Pacific Gas and Electrical Company, the Community Resource Project (CRP) and other organizations, the County will make up-to-date information and guidance on energy-conserving technologies, materials and methods available through brochures, direct fliers, posters, and webpage announcements.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 1.2.2: The County will continue home weatherization and minor home repair by supporting and facilitating cooperative programs administered by P.G.&E.- and the Community Resource Project. The County will continue to identify and refer eligible properties to the CRP for participation in rehabilitation, energy conservation, weatherization, and lead-abatement programs. The County will promote this resource through brochures, direct fliers, posters, and webpage announcements.

Timeframe: Ongoing

Responsible Agency: Community Resource Project.

Financing: Pacific Gas and Electric Company, State Public Utilities Commission, and the Department of Energy.

Policy 1.3: New housing in the County's urban areas shall have full public services and improvements consistent with the Board of Supervisors' adopted sewer and water policies.

Implementation 1.3.1: The County shall require that housing projects within the County's urban areas shall provide all public services and improvements as part of development approval.

Timeframe: Ongoing

Responsible Agency: Sutter County Planning Commission and Board of Supervisors

Financing: Annual budget

Implementation 1.3.2: The County shall require that housing projects within the Yuba City and Live Oak City unincorporated urban areas shall pay infrastructure impact fees.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 1.4: New housing shall be constructed to meet all current building, fire, health, public works, and zoning codes.

Implementation 1.4.1: All development projects will be required to comply with existing codes at the time of approval.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

GOAL 2. Encourage the adequate supply of various housing types at various densities to meet the needs of all income groups and insure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status or physical handicap.

Objective 2A - Provide an adequate housing supply with a balanced inventory of dwelling types and densities at all economic levels to meet the needs of present and future residents of Sutter County.

Objective 2B - Provide an increase in assisted housing for low-income families.

Objective 2C - Provide guidelines and criteria for conversion of residences to other uses or other ownership form without creating substantial hardship on existing residents.

Objective 2D - Provide a regulatory framework that encourages various housing types and affordability options.

Objective 2E - Promote equal housing opportunity for all residents of Sutter County.

Objective 2F - Provide opportunities to develop a balanced regional housing inventory.

Objective 2G - Provide opportunities for agricultural housing while preserving rural land for agricultural uses.

Policy 2.1: All Sutter County residential development projects meeting the criteria of Chapter 1600 (Affordable Housing Ordinance) of the Sutter County Ordinance Code will be required to assist in meeting the regional housing needs. Submittals shall show how the development project is assisting to meet the County's regional fair share need for affordable housing to lower income households.

Implementation 2.1.1: The County shall encourage and coordinate the provision of target income housing through cooperation with private, non-profit housing corporations and the use of available federal, state, local and private funds. The County shall support the Housing Authority, as the primary non-profit developer, in its applications for the development of safe and decent housing for low-income families, seniors, and disabled persons, through the rehabilitation of existing properties and the acquisition of new properties.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.1.2: The County shall continue to enforce Chapter 1600 (Affordable Housing Ordinance) of the Sutter County Ordinance Code.

Timeframe: Ongoing

Responsible Agency: Community Services Department
Financing: Annual budget

Policy 2.2: An adequate supply of available land to meet non-agricultural, unincorporated housing needs shall be provided and maintained within the County's urban areas.

Implementation 2.2.1: Periodically review the General Plan's urban area's residential holding capacity to assure that sufficient land area is available to meet the anticipated housing needs of all housing income groups for the following ten years. When the availability of land for any one income group falls below a ten-year supply, the Community Services Department will initiate amendments to the plan to increase the availability of land to that level.

Timeframe: Biennially or according to funding availability
Responsible Agency: Community Services Department
Financing: Annual budget

Implementation 2.2.2: Periodically inventory vacant land available for single-family and multiple-family residential housing within the County's urban areas. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a five-year period, the Community Services Department shall recommend amendments to the Planning Commission to increase the supply.

Timeframe: Biennial: 2003, 2005, 2007
Responsible Agency: Community Services Department
Financing: Annual budget

Policy 2.3: The County shall ensure that the Housing Element continues to address the housing needs of existing and future residents and provides adequate opportunity for present and future residents.

Implementation 2.3.1: The County shall update the Housing Element of the General Plan in accordance with the requirements of State housing law.

Timeframe: Not less than every five (5) years
Responsible Agency: Community Services Department
Financing: Annual budget

Policy 2.4: The Housing Authority shall be supported in its effort to continue to develop and administer programs of housing assistance and rehabilitation in conjunction with the U.S. Department of Housing and Urban Development, the Rural Housing Service and the State Department of Housing and Community Development.

Implementation 2.4.1: Adopt an appropriate resolution, when requested by the Housing Authority, supporting an increase of 35 units annually over the next five years as part of a locally administered Section 8 housing program.

Timeframe: Ongoing

Responsible Agency: Housing Authority
Financing: HUD

Implementation 2.4.2: Continue to support Housing Authority allocations of assistance for rehabilitation of 11 units-per-grant, under the auspices of the Community Development Block Grant program.

Timeframe: Annual

Responsible Agency: Housing Authority

Financing: State

Implementation 2.4.3: The County, upon request by the Housing Authority, will provide reasonable assistance as necessary and able for the Housing Authority to perform its function of providing housing assistance to the local community.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.4.4: The County shall continue to support the California Rural Home Mortgage Finance Authority's (CRHMFA) *Access 2001*, *Cal Gold* and *Rural Gold* programs by allocating Sutter County's California Debt Limit Allocation Committee (CDLAC) annual allocations to the CRHMFA's Single Family Bond Pool.

Timeframe: Annual

Responsible Agency: Office of the County Administrator; CRHMFA; CDLAC

Financing: CDLAC annual allocations

Policy 2.5: Conversions of mobile home parks to other non-residential uses or to mobile home subdivisions shall only be approved when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants.

Implementation 2.5.1: Amend the Sutter County Ordinance Code to provide requirements tied to minimum vacancy rates in other mobile home parks and to health and safety standards for the conversion of existing mobile home parks to owner occupied parks and/or other uses.

Timeframe: By June, 2004

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.6: Conversions of rental housing structures to condominiums shall only be approved when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.

Implementation 2.6.1: Amend the Sutter County Ordinance Code to provide condominium conversion requirements tied to vacancy rates of other rental units and to

health and safety standards for the conversion of existing rental housing to condominiums. .

Timeframe: By June, 2004

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.7: Second unit housing may be permitted when parking, yard, lot coverage and height requirements are complied with.

Implementation 2.7.1: Second units meeting Zoning Code requirements are allowed by use permit in single-family residential zones.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.8: The Land Use Element of the Sutter County General Plan shall be the determinant of residential density. Dwelling unit density for proposed projects shall be computed to the nearest one-tenth of a whole number and must comply with the dwelling unit density range stated in the General Plan. Density bonuses exceeding this range may be approved pursuant to the laws of the State of California and the Sutter County Affordable Housing Ordinance.

Implementation 2.8.1: The County will adhere to the developmental densities as stated in the General Plan, and will grant density bonuses exceeding General Plan densities pursuant to State law and the County's Affordable Housing Ordinance. The County will encourage the use of the density bonus provisions in each development application proposing ten or more dwelling units, and will promote this program to the development community through brochures, direct fliers, and webpage announcements.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.9: Mobile homes on individual residential lots and mobile home parks shall be considered as a residential use and allowed pursuant to respective zoning regulations when minimum and maximum density range requirements are met.

Implementation 2.9.1: Mobile homes are allowed in UA, A-2, AG, RAN, RE, R-1, and R-2 districts, and mobile home parks are allowed in R-1, R-2, R-3 and R-4 districts.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.10: The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

Implementation 2.10.1: The County will provide notice and information on fair housing as contained in Government Code section 12955, formerly known as the Rumford Fair Housing Act. This information is provided to all applicants in Section 8 and other assistance programs, and will also be disseminated through brochures, direct fliers, posters, and webpage announcements. The printed materials will be made available at local service centers and public transit providers.

Timeframe: Ongoing

Responsible Agency: Community Services Department; Housing Authority

Financing: Annual budget

Implementation 2.10.2: The County will refer known incidents of discrimination in lending practices and the sale or rental of housing to the appropriate agency for action.

Timeframe: Ongoing

Responsible Agency: All Departments

Financing: Annual budgets

Implementation 2.10.3: The County will continue to administer its fair housing program designed to ensure open housing practices for all residents of Sutter County. The program will disseminate information from federal, state and private agencies and designate specific staff functions and administrative procedures for providing information and processing complaints pertaining to discriminatory housing practices.

Timeframe: Ongoing

Responsible Agency: Community Services Department; Housing Authority

Financing: Annual budgets

Implementation 2.10.4: The County will prohibit the enactment or administration of ordinances that discriminate against residential development or emergency shelter because of race, sex, religion, national origin, marital status, age, or handicap of its owners or intended occupants.

Timeframe: Ongoing

Responsible Agency: Board of Supervisors

Financing: None required

Policy 2.11: The County shall continue to support actions to fulfill its fair share of regional housing needs for the area.

Implementation 2.11.1: The County shall amend its Housing Element to include the revised regional fair share needs data.

Timeframe: Completed in June 2001 for the 2002 revision. Complete by June 2006 for the 2007 revision, if the Regional Housing Needs Plan is available.

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.11.2: Upon receipt of notice of filing from LAFCO of a proposed annexation of vacant land designated for residential use, the County shall notify SACOG of the proposal and resulting need for a redistribution of housing needs.

Timeframe: Upon receipt of notice of filing from LAFCO

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.11.3: Upon receipt of notice of filing from LAFCO of a proposed annexation of vacant land designated for residential use, the County shall come to an agreement with the annexing jurisdiction over the number of housing units by income category that are expected to be constructed during the five-year planning period. The County and the annexing jurisdiction shall jointly request a revision to Draft Regional Housing Needs Plan allocations within SACOG's 90-day Draft RHNP revision request process.

Timeframe: Upon receipt of notice of filing from LAFCO

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.11.4: Upon receipt of notice of filing from LAFCO of a proposed annexation of vacant land designated for residential use, the County and the annexing jurisdiction shall jointly draft conditions covering the transfer of RHNP allocations from the County to the annexing jurisdiction. The County shall request that the RHNP conditions are included in the LAFCO resolution approving the annexation.

Timeframe: Upon receipt of notice of filing of filing from LAFCO

Responsible Agency: Community Services Department

Financing: Annual budget

Implementation 2.11.5: Following the effective date of an approved annexation, Sutter County may amend its Housing Element to reflect the change in RHNP allocations caused by the annexation.

Timeframe: Following effective date of annexation

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.12: Agricultural landowners shall be allowed to separate their homesites from the original parcels. Development rights shall be granted to Sutter County for the remaining agricultural lands.

Implementation 2.12.1: Project-by-project review and action in accordance with General Plan Policy 6.A-4.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.13: Homesites for a landowner's sons or daughters shall be permitted as provided in General Plan Policy 6.A-4. (Agricultural Resources)

Implementation 2.13.1: Project-by-project review and action in accordance with General Plan Policy 6.A-4.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.14: Temporary secondary housing shall be permitted in agricultural areas for the protection of property or for family members needing care because of health reasons.

Implementation 2.14.1: Project-by-project review and action in accordance with Zoning Code sections 1500-1012, -1312, -1412, -8012, -8018(e)(1) and -8026 governing the temporary establishment of secondary housing for caregivers or caretakers.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual budget

Policy 2.15: Non-agricultural homesites shall be limited to the County's urban areas, the Live Oak Area, and the rural communities.

Implementation 2.15.1: Project-by-project review and action in accordance with General Plan Policies 1.C-1 and 1.C-2.

Timeframe: Ongoing

Responsible Agency: Sutter County Planning Commission, Board of Supervisors and Community Services Department

Financing: Annual Budget

Policy 2.16: The County will promote opportunities for farmworkers and their families to obtain safe and decent affordable housing by collaboration with agricultural employers, non-profit housing developers, service providers, and governmental agencies.

Implementation 2.16.1: Housing for bona fide agricultural employees that comply with Health and Safety Code Section 17021.5 is a residential use that is allowed in a single-family residence within any residentially zoned property.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual Budget

Implementation 2.16.2: Housing for bona fide agricultural employees that comply with Health and Safety Code Section 17021.6 is allowed and encouraged in the agricultural area.

Timeframe: Ongoing

Responsible Agency: Community Services Department
Financing: Annual Budget

Implementation 2.16.3: Agricultural employee family housing in agricultural areas for employees employed on the premises which complies with the density of the General Plan is allowed by building permit.

Timeframe: Ongoing

Responsible Agency: Sutter County Planning Commission, Community Services Department

Financing: Annual Budget

Implementation 2.16.4: Agricultural employee family housing that exceeds the density allowed by the General Plan may be permitted by use permit for agricultural caretakers employed upon the premises or for on-site or off-site farm labor housing, including farm labor camps. The Housing Authority shall administer existing housing developments reserved for migrant farmworker families.

Timeframe: Ongoing

Responsible Agency: Sutter County Planning Commission, Community Services Department, Housing Authority

Financing: Annual Budget

Implementation 2.16.5: Maintain the Sutter County Zoning Code to allow farm labor housing projects in the agricultural area by use permit when funded by federal, state or local trust fund sources and when managed by a private, non-profit corporation or the Housing Authority.

Timeframe: Ongoing

Responsible Agency: Community Services Department

Financing: Annual Budget

Implementation 2.16.6: Designate a Farmworker Housing Coordinator who will be responsible for carrying out the implementation measures contained in Housing Element Policies 2.16.

Timeframe: 2004

Responsible Agency: Community Services Department

Financing: Annual Budget

Implementation 2.16.7: Pursue cooperative agreements with the incorporated cities of Yuba City and Live Oak to develop farmworker housing within city limits.

Timeframe: Start in 2004, then ongoing

Responsible Agency: Community Services Department

Financing: Annual Budget

Implementation 2.16.8: Conduct a survey of agricultural employers and service providers, and an inventory of existing farmworker housing, to more accurately determine farmworker housing needs.

Timeframe: 2005

Responsible Agency: Community Services Department

Financing: Planning and Technical Assistance Grant

Implementation 2.16.9: Identify potential farmworker housing sites and funding mechanisms, pursue funding, and work with non-profit developers who provide new construction or rehabilitated units for both migrant and permanent farmworkers and their families.

Timeframe: 2005, in conjunction with Implementation 2.16.8.

Responsible Agency: Community Services Department

Financing: Joe Serna Farmworker Grant, Community Development Block Grant, and other grant funding as available.

Implementation 2.16.10: Promote farmworker housing programs and opportunities through the County website, quarterly public service announcements, brochures at appropriate County offices and service centers, and through participation in Yuba City's annual Fair Housing Seminar.

Timeframe: Ongoing

Financing: Annual Budget or Community Development Block Grant

QUANTIFIED OBJECTIVES

The objectives of this revision include quantification of the number of housing units that ideally will be constructed, rehabilitated and conserved for each income group over the five year planning period of 2002-2007. This quantification is summarized in Table 38 below. The new construction objective represents the potential number of units that may be constructed in the unincorporated area according to the availability of land and within the framework of County policy tempered by private market forces; likewise, the rehabilitation objective includes the number of housing units that the County expects to see rehabilitated during the planning period. The conservation objective specifically refers to the number of existing affordable housing units that may be conserved due to the County's efforts to preserve the affordability of the units.

Table 38. Quantified Objectives

Income Category	New Construction ¹	Rehabilitation ²	Conservation ³
Very Low	352	35	40
Low	264	21	24
Moderate	247	24	0
Above Moderate	207	0	0
TOTAL	1,070	80	64

Source: Sutter County Community Services Department

¹ Local housing need based on SACOG 3/15/01 Projections

² Rehabilitation total for Housing Authority, Rural Housing Service, and Community Resource Project

³ Housing Authority Section 8 Program

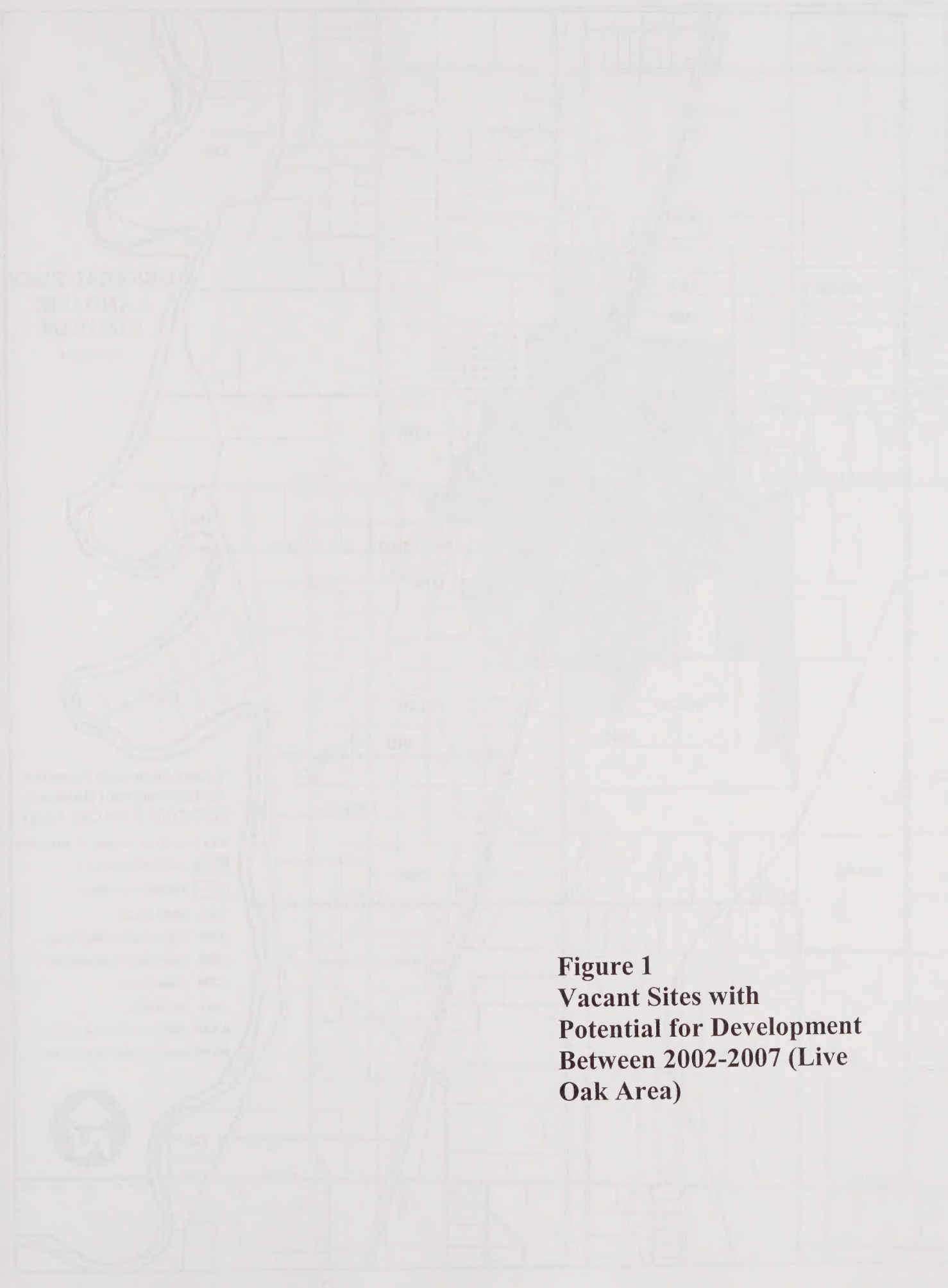
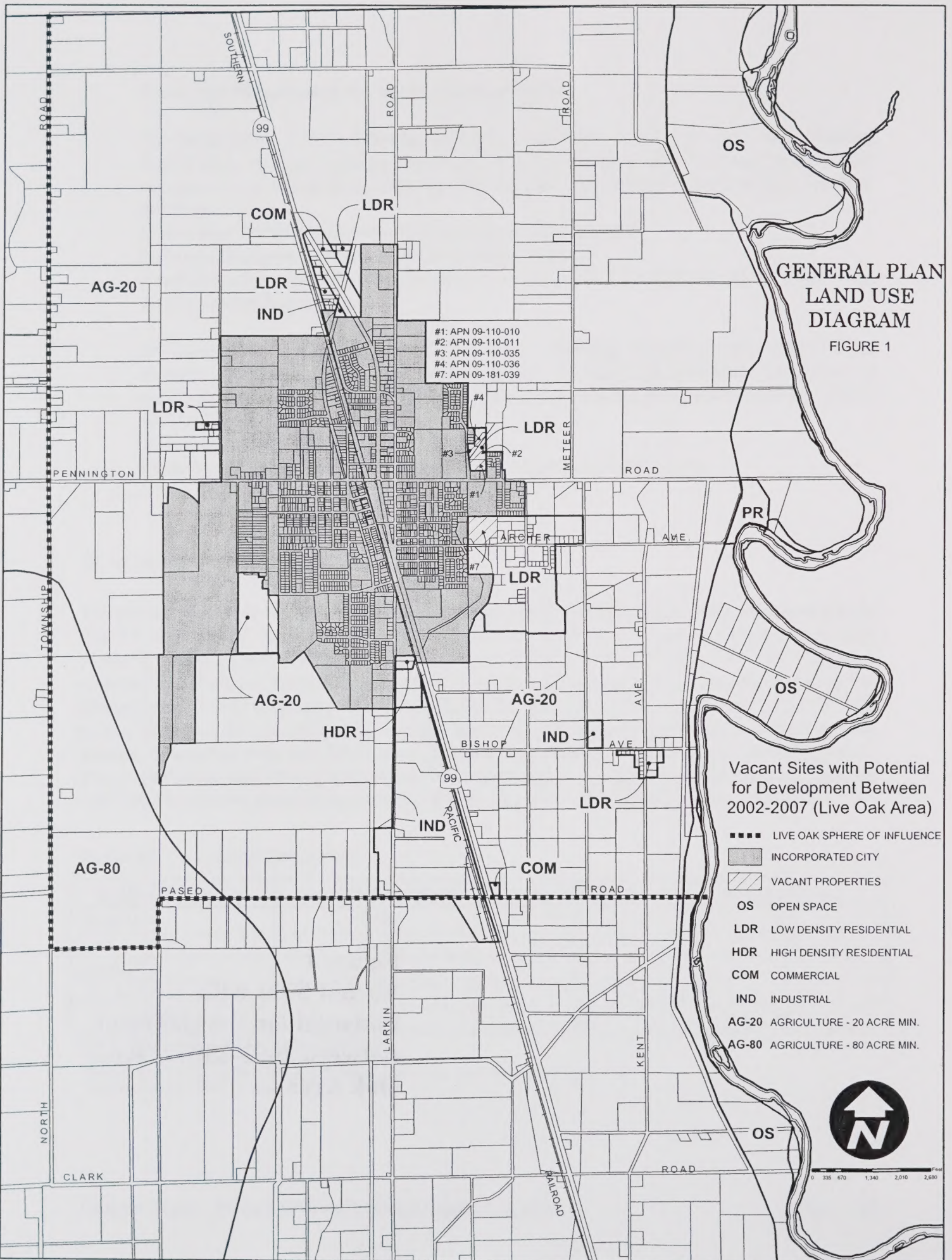


Figure 1
Vacant Sites with
Potential for Development
Between 2002-2007 (Live
Oak Area)



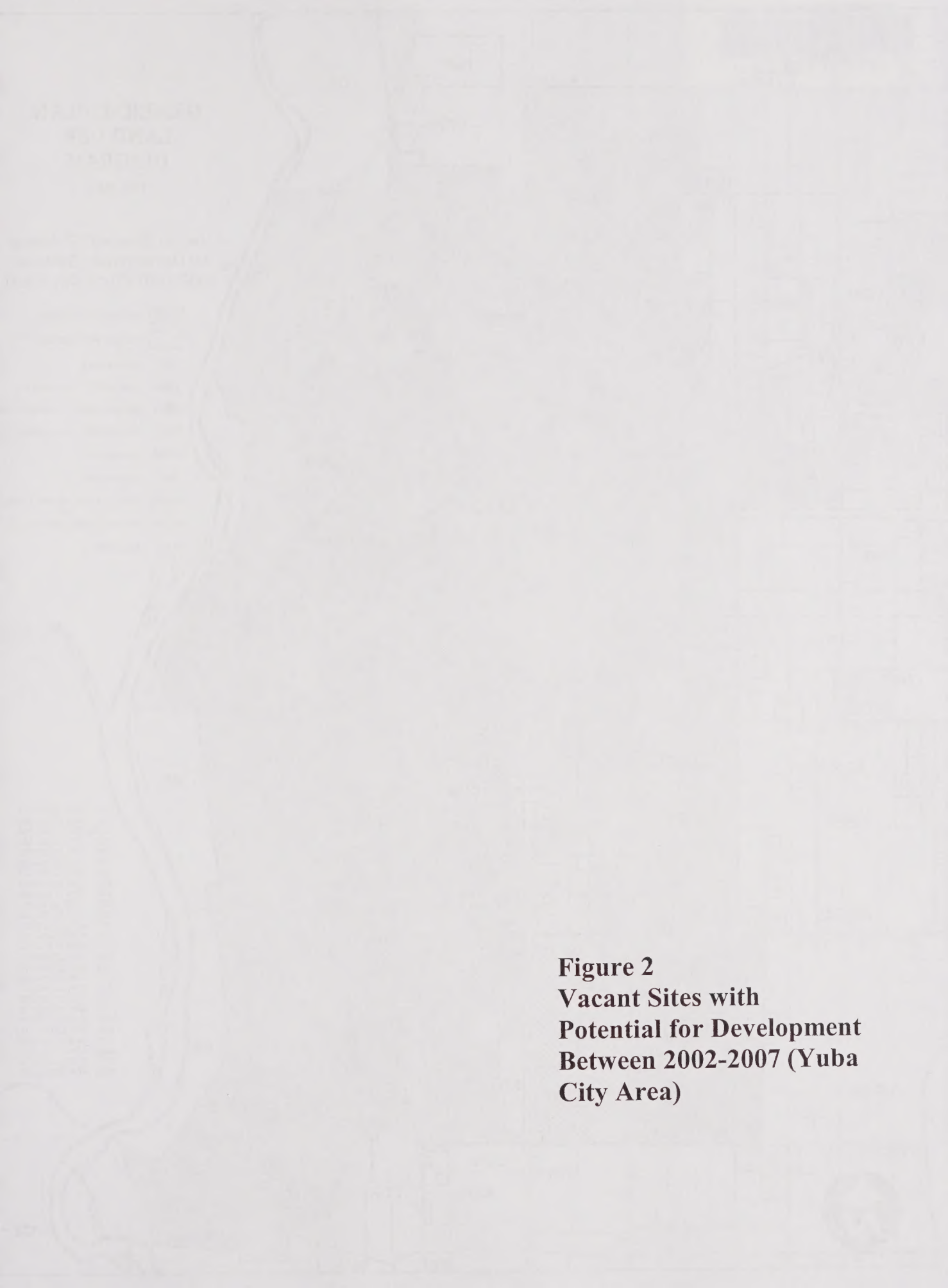


Figure 2
Vacant Sites with
Potential for Development
Between 2002-2007 (Yuba
City Area)

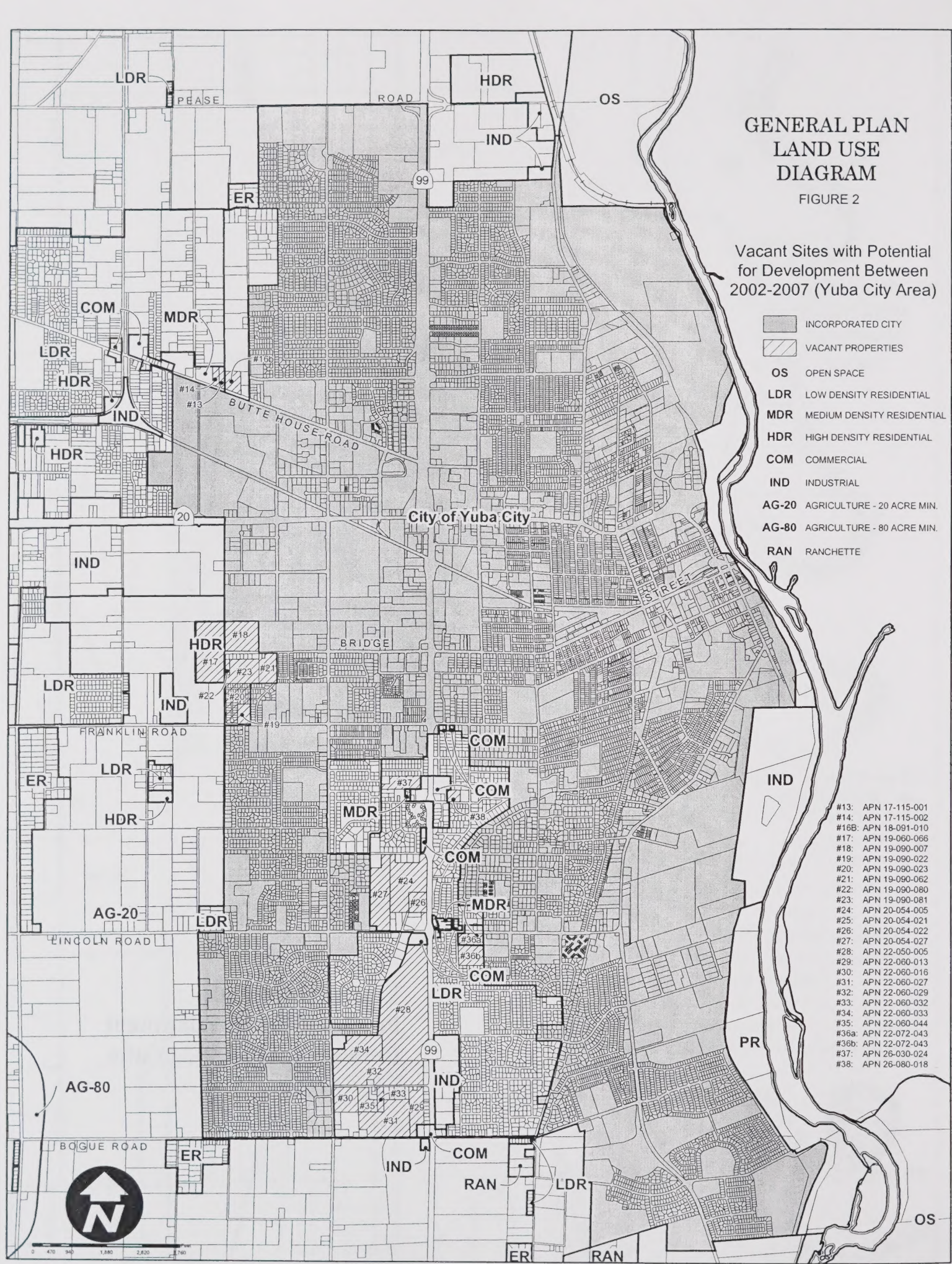
GENERAL PLAN LAND USE DIAGRAM

FIGURE 2

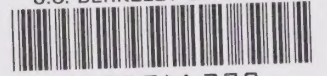
Vacant Sites with Potential
for Development Between
2002-2007 (Yuba City Area)

-  INCORPORATED CITY
-  VACANT PROPERTIES
- OS** OPEN SPACE
- LDR** LOW DENSITY RESIDENTIAL
- MDR** MEDIUM DENSITY RESIDENTIAL
- HDR** HIGH DENSITY RESIDENTIAL
- COM** COMMERCIAL
- IND** INDUSTRIAL
- AG-20** AGRICULTURE - 20 ACRE MIN.
- AG-80** AGRICULTURE - 80 ACRE MIN.
- RAN** RANCHETTE

- #13: APN 17-115-001
- #14: APN 17-115-002
- #16B: APN 18-091-010
- #17: APN 19-060-066
- #18: APN 19-090-007
- #19: APN 19-090-022
- #20: APN 19-090-023
- #21: APN 19-090-062
- #22: APN 19-090-080
- #23: APN 19-090-081
- #24: APN 20-054-005
- #25: APN 20-054-021
- #26: APN 20-054-022
- #27: APN 20-054-027
- #28: APN 22-050-005
- #29: APN 22-060-013
- #30: APN 22-060-016
- #31: APN 22-060-027
- #32: APN 22-060-029
- #33: APN 22-060-032
- #34: APN 22-060-033
- #35: APN 22-060-044
- #36a: APN 22-072-043
- #36b: APN 22-072-043
- #37: APN 26-030-024
- #38: APN 26-080-018



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